S50°09'30"E
141.18'
S49°48'
38' 49'
S45°09'40"E
303.84'
S46°30'13"E
S39°50'31"E 204.02'
353.17'
S46°53'51"E
205.70'
N45°02'30"E
110.45'
N39°50'30"E
100.00'
N39°52'02"E
2215.44'
S40°18'00"W
110.00'
S39°50'30"W
100.00'
N47°23'05"W
201.97'
N41°23'58"E
374.11'
S44°56'39"W
368.59'
S39°40'39"W
98.68'
S41°43'41"W
150.04'
S48°27'32"E"W
199.36'
161.06'
N39°57'16"W
S27°17'42"E
N27°18'42"W
S28°06'22"E
N28°06'54"W
S41°21'43"W
125.45'
N41°25'20"E
212.42'
S41°44'33"W
102.50'
N41°03'14"W
80.49'
S63°44'16"W
374.08'
S41°30'31"W
140.76'
N36°58'32"E
456.73'
N50°55'02"E
296.42'
N40°36'22"E
30.97'
299.44'
N48°07'03"W
S13°17'36"E
90.91'
N08°58'30"W
165.00'
N09°19'51"W
102.93'
N30°5_'_2"W
N08°31'51"W
128.00'
N41°01'09"E
250.00'
S59°09'52"E
259.28'
N43°10'27"E
248.67'
S39°26'49"E
123.13'
S39°27'07"W
90.60'
S39°27'07"W
151.64'
S29°36'26"W
S40°37'02"W
92.05'
N16°53'W
S07°01'40"E
99.66'
N53°40'20"W
226.22'
N41°08'50"E
202.82'
S42°12'19"W
291.19'
N40°33'00"E
84.55'
N87°03'18"W
91.80'
S23°23'30"E
97.60'
S23°23'30"E
150.00'
N41°14'30"E
88.07'
S42°40'33"W
34.24'
S28°35'46"E
29.09'
Sylvan
168,109.0 S.F.
3.86 Ac.
prelim Lerin
296,566.8 S.F.
6.81 Ac.
C12035
69,422.0 S.F.
1.59 Ac.
1391-033
1391-070
1287-092
753-194
PLAN 1158.64
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

Command= 210-
Point#, Start#-End# or G#= 1-1065

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-23-2025-----				18:07:53	----------	----------D:...\BMHOME12	
		57.96	SETHUB	1	5000.0000	5000.0000	OCC
		54.95	SETHUB	2	4877.3521	5205.4542	TRA
		47.65	SETHUB	3	5064.2283	5435.5465	TRA
		50.00	SETPK	4	5429.1079	5710.2592	TRA
		45.75	SETHUB	5	5552.5708	5606.8292	TRA
		51.37	SETHUB	6	5387.0481	5271.3623	TRA
		50.13	SETHUB	7	5213.6959	5111.9164	TRA
		52.31	setspkwl	8	5178.6853	5070.8797	SS
		50.50	bogusip*	9	5066.6921	5089.7172	SS
		56.62	fndipin	10	4859.1348	4997.3582	SS
		58.98	fndip*	11	4887.9865	4906.9194	SS
		57.65	fndip*	12	4979.0887	4895.6445	SS
		60.19	offset	13	4713.9565	5060.6143	SS
		49.68	endfcwll	14	4941.5043	5254.7258	SS
			baseip**	15	4719.9265	5053.8794	TRA
		50.84	clwll	16	5213.1722	5099.2672	SS
		52.39	clwll	17	5283.0450	5159.1916	SS
		52.22	@wll	18	5324.2210	5199.0482	SS
		52.97	wall	19	5321.8859	5195.1786	SS
		52.63	sethub**	20	5373.8526	5238.7292	SS
		50.43	@oldflag	21	5344.2708	5272.4054	SS
		52.74	clremwll	22	5407.5717	5268.9065	SS
		50.54	clremwll	23	5475.2970	5327.3673	SS
		50.67	offset	24	5532.9322	5384.1832	SS
		44.39	fndip**	25	5612.4742	5448.4739	SS
			clremwll	26	5535.9910	5380.2280	TRA
		50.15	topip***	27	5195.8253	5483.6116	SS
		47.55	fnddh???	28	5327.7816	5598.5447	SS
		52.37	clwll	29	5470.6463	5077.4145	SS
		53.05	clwll**	30	5440.1465	5052.3323	SS
		52.83	clwll	31	5383.8401	5005.5671	SS
		53.86	l3wll***	32	5312.5193	4943.6374	SS
		57.98	sethub	33	5126.3713	4924.4547	SS
		59.43	setspk**	34	5212.8954	4862.1049	SS
		54.43	clwll	35	5250.9729	4894.5328	SS
		53.14	clwll	36	5288.7558	4927.3335	SS
		53.09	fndip***	37	5079.2353	5080.6264	SS
		58.64	fndnl**	38	5105.1062	4877.0783	SS
		58.94	setspk	39	5105.3498	4879.0774	SS
		58.92	setspk	40	5104.9278	4875.0910	SS
		58.93	setspk	41	5107.0925	4876.6669	SS
		53.45	pole	42	5508.8506	4887.9489	SS
		59.01	fndip**	43	5956.8716	5286.2107	SS
		55.37	fndip**	44	6109.9365	5414.6190	SS
		59.78	setip***	45	5932.2556	5462.8457	SS
		52.36	fndip**	46	6097.6130	5600.9454	SS

JOB #4 653COOR [1065]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
01-23-2025				18:07:53		D:...\BMHOME12	
		55.43	fndip**	47	5883.3696	5816.3979	SS
		53.78	fndip***	48	5742.9425	5964.3960	SS
		51.95	<iron**	49	5666.9896	5901.3890	SS
		54.59	fndip***	50	5574.2905	5816.8578	SS
		57.24	fndip***	51	5462.3140	5716.9924	SS
		46.52	fndip***	52	5599.2243	5572.0845	SS
		51.08	fndip***	53	5710.2624	5669.0689	SS
				54	4935.6243	5249.4921	TRA
				55	5163.3802	5057.5573	TRA
				56	5211.3789	4860.8009	TRA
				57	5105.6726	4876.6569	TRA
				58	5167.7114	5059.7222	TRA
				59	5574.8938	4964.2650	
		36.90	ENDWLL**	60	5421.8942	5548.8042	SS
		36.35	EDGPOND	61	5436.0303	5561.9869	SS
		36.20	EDGPOND	62	5467.7376	5568.6223	SS
		36.36	EDGPOND	63	5493.2035	5575.9888	SS
		36.42	EDGPOND	64	5516.4838	5572.8161	SS
		36.25	EDGPOND	65	5540.2249	5552.1456	SS
		35.93	EDGPOND	66	5556.8707	5522.2284	SS
		36.41	EDGPOND	67	5543.5803	5496.8260	SS
		36.80	*******	68	5538.9812	5491.2454	SS
		36.14	EDGPOND	69	5523.5276	5488.6867	SS
		36.19	EDGPOND	70	5494.8357	5497.5311	SS
		36.03	EDGPOND	71	5465.6268	5507.7472	SS
		36.20	EDGPOND	72	5439.7625	5510.3783	SS
		36.28	EDGPOND	73	5410.1637	5529.1196	SS
		42.16	CORHSE	74	5418.1793	5590.0902	SS
		42.70	CORWLL**	75	5470.4224	5601.5171	SS
		46.65	CORHSE**	76	5452.0987	5622.7777	SS
		46.04	CORDECK	77	5459.9529	5618.8128	SS
		46.02	CORDECK	78	5472.3544	5629.7617	SS
		47.19	CORGAR	79	5489.1848	5649.6420	SS
		47.59	TOPWELL*	80	5498.4532	5646.5666	SS
		47.93	CORGAR	81	5474.5717	5666.4404	SS
		47.01	COREP	82	5497.6837	5657.7941	SS
		47.48	EPPC	83	5482.3229	5674.2832	SS
		47.69	EPOC	84	5472.1730	5681.2282	SS
		47.36	EP**	85	5457.9844	5685.4575	SS
		47.96	CORHSE	86	5449.8739	5660.8453	SS
		47.51	<EP	87	5438.7036	5673.6354	SS
		47.58	<EP	88	5436.3917	5681.3528	SS
		50.33	PIEPDRT6	89	5431.7775	5715.1592	SS
		50.08	PIEPDRT4	90	5417.7566	5703.0075	SS
		49.14	EP**	91	5349.4579	5644.3869	SS
		45.64	CORHSE	92	5405.3558	5604.8522	SS
		47.25	CORHSE	93	5423.0355	5637.3316	SS
		47.11	RISER	94	5416.8236	5632.7972	SS
		46.87	CORPATIO	95	5410.3676	5636.1005	SS
		46.99	CORPATIO	96	5395.9316	5623.1961	SS
			1sethub	100	4999.9979	5000.0003	
			2sethub	101	4877.3475	5205.4583	
			3	102	5064.2232	5435.5481	
			4setpk	103	5429.1079	5710.2592	
		53.45	13sethub	104	5690.2402	5970.8827	
		53.45	12sethub	105	5961.4084	5744.6184	
		53.45	11setpk	106	6209.5391	5450.9157	
		53.45	10setpk	107	5524.7832	4901.4443	

JOB #4 653COOR [1065]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
01-23-2025				18:07:53		D:...\BMHOME12	
		52.10	9sethub	108	5406.9963	5011.2360	
		58.04	8setpk	109	5241.2341	4855.7158	
			SETIP	110	5105.6581	4876.6709	SS
			SETIP***	111	5204.8436	4860.8376	SS
			SETIP	112	5105.6760	4876.6740	SS
			SPK	113	5212.8909	4862.1133	SS
			SETIP	114	5166.9673	5060.6115	SS
			CORHSE	115	5100.9497	4911.5046	SS
			CORHSE	116	5103.7169	4930.7395	SS
			WALL	117	5310.7736	4946.0772	TRA
				118	5470.7868	5077.2366	TRA
				119	5311.0287	4945.7673	INT
				120	5310.7736	4946.0772	INT
				121	5211.1472	4864.2329	INT
				122	5206.5069	4860.4209	INT
				123	5932.9551	5462.0074	INT
				124	5041.3511	4722.0497	TRA
				125	5207.0194	4859.8045	TRA
				126	5207.0194	4859.8045	TRA
				127	5206.5069	4860.4209	INT
			c11768	130	6042.5978	5952.7164	TRA
			c11768	131	6273.5240	5745.8999	TRA
			deed586	132	5597.9705	5571.0064	INT
			cor	133	5460.7184	5716.2761	INT
			cor	134	5461.9556	5717.3718	INT
				135	5711.0390	5668.2248	INT
		52.80	sethub	150	5736.9125	5346.9139	SS
		55.19	fndnatdh	151	5671.4509	5242.8513	SS
		54.60	clwll	152	5638.4239	5216.9580	SS
		53.65	clwll	153	5605.5315	5189.4438	SS
		54.30	clwll	154	5709.0026	5275.7729	SS
		53.82	sethub@w	155	5754.4067	5314.5495	SS
		51.42	clwll***	156	5824.2404	5374.8583	SS
		51.90	clwll	157	5873.9973	5414.9506	SS
		57.53	cor	158	5740.0599	5302.2968	INT
				159	5739.7311	5302.6735	TRA
				160	5739.4023	5303.0502	TRA
				161	5739.0735	5303.4269	TRA
				162	5738.7447	5303.8036	TRA
				163	5738.4160	5304.1803	TRA
			offset	164	5739.8376	5303.1616	TRA
			setip	165	5739.4884	5303.1382	TRA
				166	5739.8609	5303.1632	TRA
				167	5739.4818	5303.1376	TRA
				168	5739.3934	5303.0605	INT
			ip	169	5739.3856	5303.0693	TRA
				170	5740.1331	5302.2129	INT
				171	5740.3720	5301.9392	TRA
				200	5327.7816	5598.5447	
				201	5222.3726	5505.2584	TRA
				202	5197.1993	5482.0489	TRA
				203	5397.1070	5259.1111	TRA
				204	5453.8258	5307.7379	TRA
				205	5613.0124	5448.1896	TRA
				206	5587.4709	5462.1130	TRA
				207	5423.2207	5546.8495	TRA
				208	5327.7792	5598.5395	TRA
				250	4887.9865	4906.9194	

JOB #4 653COOR [1065]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
01-23-2025				18:07:53		D:...\BMHOME12	
				251	4952.2309	4961.8863	TRA
				252	4862.6524	5000.6349	TRA
				253	4724.9806	5060.1871	TRA
				254	4792.7400	5121.2770	TRA
				255	4945.4678	5254.7318	TRA
				256	5079.4825	5072.4781	INT
				257	5170.2559	5057.5049	TRA
				258	4790.2941	4922.1830	TRA
				259	4616.5723	4941.9249	TRA
				260	4598.5155	4943.7148	INT
				261	4596.2369	4948.1810	TRA
				262	5344.3832	5596.0403	TRA
				263	5211.4114	5482.2708	TRA
				300	5206.4917	4860.4103	
				301	5468.2287	4818.9526	TRA
				302	5471.3576	4838.7063	TRA
				303	5491.1113	4835.5775	TRA
				304	5684.0757	4805.0130	TRA
				305	5558.9753	4955.0774	TRA
				306	6109.9359	5414.3830	TRA
				307	6013.6886	5529.8366	TRA
				308	5984.3071	5504.9419	TRA
				309	5545.8045	5139.3863	TRA
				310	6188.0139	5492.5049	TRA
				311	6097.6130	5600.9454	INT
				312	5956.3152	5286.3179	TRA
				313	5937.0764	5465.5682	TRA
				314	5860.2661	5401.5357	TRA
				315	5783.4557	5337.5031	TRA
				316	5706.6454	5273.4705	TRA
				317	5629.8350	5209.4380	TRA
				318	5553.0247	5145.4054	TRA
				319	5475.8213	5081.8476	TRA
				320	5398.5771	5018.3390	TRA
				321	5879.5049	5222.2853	TRA
				322	5802.6945	5158.2527	TRA
				323	5725.8842	5094.2201	TRA
				324	5649.0738	5030.1876	TRA
				325	5572.2635	4966.1550	TRA
				326	6033.1256	5350.3504	TRA
				327	5369.4600	4834.5970	TRA
				328	5210.9038	4864.0531	INT
				329	5166.9583	5060.5840	TRA
				330	5073.0465	5075.0052	TRA
				331	5206.4027	4861.0830	INT
				500	5587.2746	5461.7401	INT
				600	5000.0000	5000.0000	
				601	4872.4112	5146.1805	TRA
				602	4795.9314	5077.9376	TRA
				603	4735.2345	5025.0743	TRA
				604	4657.0453	4956.8188	TRA
				605	4542.9816	4856.8981	TRA
				606	4473.1087	4796.9733	TRA
				607	4438.6200	4768.5843	TRA
				608	4426.8894	4758.2855	TRA
				609	4365.6035	4574.3572	TRA
				610	4466.4348	4558.1219	TRA
				611	4548.6843	4625.0351	TRA

JOB #4 653COOR [1065]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-23-2025-----18:07:53----------D:...\BMHOME12							
				612	4643.7670	4703.2674	TRA
				613	4730.5710	4775.1134	TRA
				614	4865.4552	4887.1417	TRA
				615	4968.9301	4973.4737	TRA
				616	4999.9859	4999.9962	TRA
				617	5014.3492	5012.2547	TRA
				618	5084.1822	5072.5631	TRA
				619	5192.3023	5160.4272	TRA
				620	5014.3492	5012.2547	TRA
				621	5084.1822	5072.5631	TRA
				622	5192.2000	5160.5530	TRA
				623	5357.5571	5298.6523	TRA
				624	5143.3147	5514.1029	TRA
				625	4857.9154	5268.7122	TRA
				626	4721.8984	5415.0796	TRA
				627	4587.7224	5296.2512	TRA
				628	4681.8361	5246.5099	TRA
				629	4872.4195	5146.1778	TRA
				630	5000.0083	4999.9972	TRA

Point#, Start#-End# or G#= 4-

Tocky B.

From: "Tocky B." <stockton@ttlc.net>
To: <bunnyn@comcast.net>; <witchtrot@yahoo.com>; "Brian Ashford" <bwashford@gmail.com>
Cc: "Al Casassa" <acasassa@casassaryan.com>
Sent: Friday, June 14, 2013 8:53 AM
Subject: Fern/Post Road property

Dear Brian, Bunny, and Bill:

I met yesterday with Attorney Al Casassa to go over the questions we have been discussing regarding the title and status of the Fern and Post Road parcels. The meeting was extremely productive and it was clear to me that he was the right person to consult on these questions, as he was familiar with not only most of the family members but with many of the signatories on the documents we reviewed as well. We did a drive-by at his request so he could be sure he was visualizing the right land, and we concluded the meeting on the same page as to how best to resolve the title defect and to preserve the status of the two tracts that exist now. I will copy this email to Attorney Casassa and invite him to reply to all if I fail in any way to pass on his professional advice as offered.

Based on my understanding of our meeting, we are in agreement as to the following:

1. Tract 1 (the Post Road land) currently belongs to the heirs of Ruth Carter, Mabel Ashford, Dorothy Collins, and Harlan Carter.
2. A deed from Shirley Carter and Dorothy's 3 children will cure this defect. It can be one deed as long as all signatures are properly witnessed and notarized.
3. If you want to sell the land on Post Road, this deed should **without question** be conveyed to an entity different in name from the owner(s) of Tract 2 (the Fern Road land).
4. The survey of the two tracts should be recorded now so that the deed for Tract 1 (the Post Road land) can be drawn and executed based on the plan.

Accordingly, we suggest the following plan of action:

Attorney Casassa will need to review his notes and the records I put together for him. I will finalize the plan, record it at the Registry of Deeds, and draw up a preliminary deed description for the quitclaim deed, which he will review and finalize. He will prepare a simple Trust Declaration to provide a distinct grantee for the Post Road tract. He has suggested the Ashford Family Trust for the name of the Trust and I suggest that Brian should be Trustee given his role as Executor for his mother's estate. The Ashford Family Trust would be the grantee in the deed from Shirley B. Carter, Patricia Anne Torres, Douglas Lee Collins, and Peter Ralph Collins. When this deed has been executed and recorded, you will have a 3 acre lot of record to offer for sale. (Any discussion about changing the existing lot lines is for another day).

Attorney Casassa has been kind enough to estimate that the expense for his share of the work needed to reach this objective would be under $1000. The Department of Environmental Services considers adjacent properties in the same ownership to be merged for their purposes and will require state subdivision approval. If we fail to preserve the current integrity of the two lots, it could easily cost at least twice that to get the necessary approvals. **You do not want to open that door.**

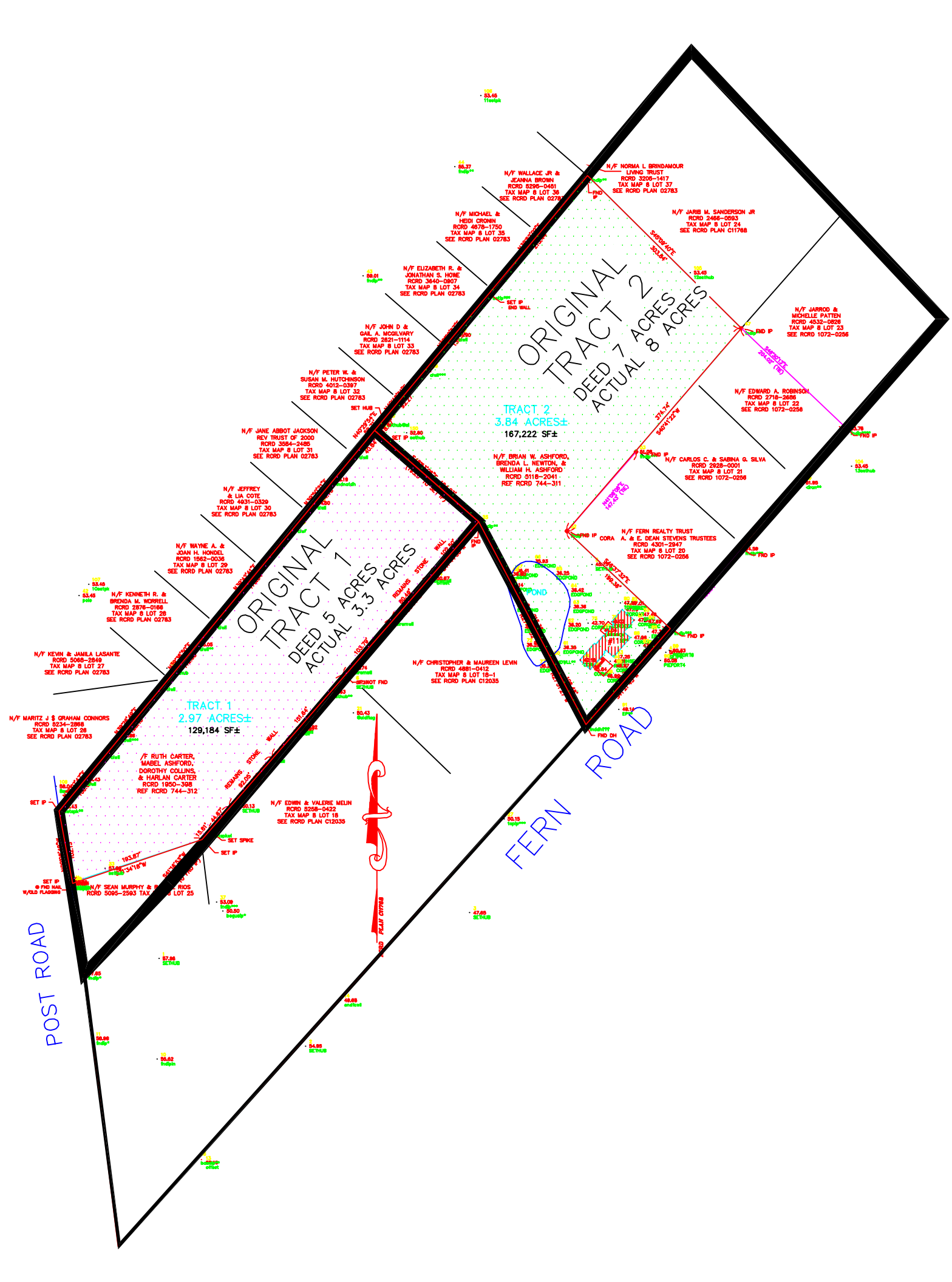
As far as I am concerned, this is a no-brainer. Based on yesterday's meeting, you also have an

extremely qualified attorney who agrees with me. Before we both proceed, I'd like to ask for a reply from each of you so that we can know everyone is on board with this plan. Also someone will need to provide billing information for Attorney Casassa.

Thanks,

Tocky

Anne W. Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404
cell 603 765-8918


ORIGINAL TRACT 2
DEED 7 ACRES
ACTUAL 8 ACRES
TRACT 2
3.84 ACRES±
167,222 SF±
ORIGINAL TRACT 1
DEED 5 ACRES
ACTUAL 3.3 ACRES
TRACT 1
2.97 ACRES±
129,184 SF±
POST ROAD
FERN ROAD
N/F NORMA L BRINDAMOUR LIVING TRUST RCRD 3205-1417 TAX MAP 8 LOT 37 SEE RCRD PLAN 02783
N/F WALLACE JR & JEANNA BROWN RCRD 3295-0481 TAX MAP 8 LOT 36 SEE RCRD PLAN 02783
N/F MICHAEL & HEIDI CROWN RCRD 4678-1750 TAX MAP 8 LOT 35 SEE RCRD PLAN 02783
N/F ELIZABETH R. & JONATHAN S. HOWE RCRD 3640-0907 TAX MAP 8 LOT 34 SEE RCRD PLAN 02783
N/F JOHN D & GAIL A. MCGILVARY RCRD 2821-1114 TAX MAP 8 LOT 33 SEE RCRD PLAN 02783
N/F PETER W. & SUSAN M. HUTCHINSON RCRD 4012-0397 TAX MAP 8 LOT 32 SEE RCRD PLAN 02783
N/F JANE ABBOT JACKSON REV TRUST OF 2000 RCRD 3584-2485 TAX MAP 8 LOT 31 SEE RCRD PLAN 02783
N/F JEFFREY & LIA COTE RCRD 4031-0329 TAX MAP 8 LOT 30 SEE RCRD PLAN 02783
N/F WAYNE A. & JOAN H. HONDEL RCRD 1562-0036 TAX MAP 8 LOT 29 SEE RCRD PLAN 02783
N/F KENNETH R. & BRENDA M. WORRELL RCRD 2876-0168 TAX MAP 8 LOT 28 SEE RCRD PLAN 02783
N/F KEVIN & JAMILA LASANTE RCRD 5068-2849 TAX MAP 8 LOT 27 SEE RCRD PLAN 02783
N/F MARITZ J & GRAHAM CONNORS RCRD 5234-2868 TAX MAP 8 LOT 26 SEE RCRD PLAN 02783
N/F JARRI M. SANDERSON JR RCRD 2466-0593 TAX MAP 8 LOT 24 SEE RCRD PLAN C11788
N/F JARROD & MICHELLE PATTEN RCRD 4532-0828 TAX MAP 8 LOT 23 SEE RCRD 1072-0256
N/F EDWARD A. ROBINSON RCRD 2718-2686 TAX MAP 8 LOT 22 SEE RCRD 1072-0256
N/F CARLOS C. & SABINA G. SILVA RCRD 2928-0001 TAX MAP 8 LOT 21 SEE RCRD 1072-0256
N/F FERN REALTY TRUST CORA A. & E. DEAN STEVENS TRUSTEES RCRD 4301-2947 TAX MAP 8 LOT 20 SEE RCRD 1072-0256
N/F BRIAN W. ASHFORD, BRENDA L. NEWTON, & WILLIAM H. ASHFORD RCRD 5118-2041 REF RCRD 744-311
N/F CHRISTOPHER & MAUREEN LEVIN RCRD 4881-0412 TAX MAP 8 LOT 18-1 SEE RCRD PLAN C12035
N/F EDWIN & VALERIE MELIN RCRD 5258-0422 TAX MAP 8 LOT 18 SEE RCRD PLAN C12035
N/F RUTH CARTER, MABEL ASHFORD, DOROTHY COLLINS, & HARLAN CARTER RCRD 1950-308 REF RCRD 744-312
N/F SEAN MURPHY & RIOS RCRD 5095-2593 TAX LOT 25
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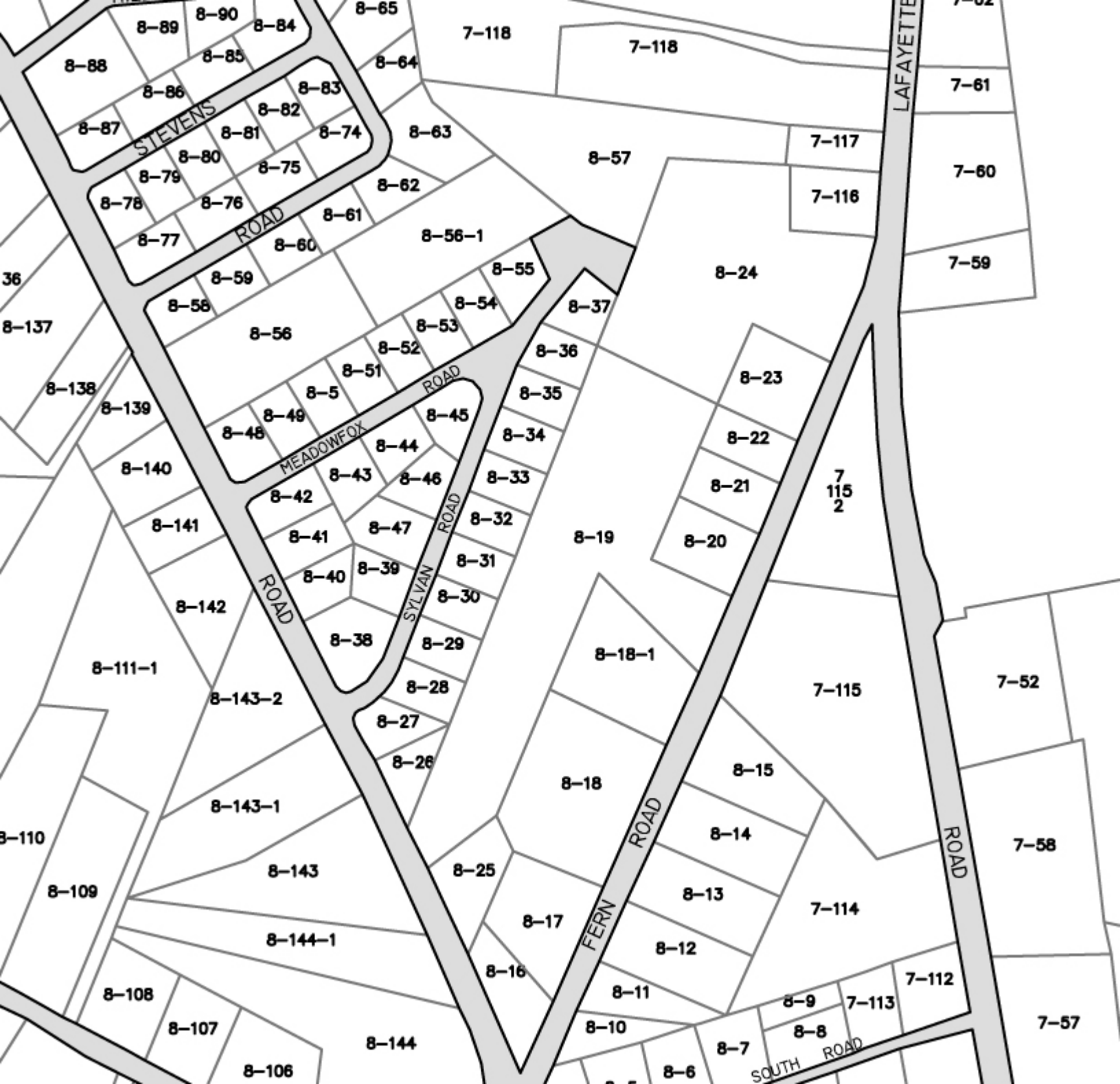
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Printed from Internet for on 5/22/2013

KNOW all Men by these Presents, That

I Jacob Brown Jr. of North Hampton in the County of Rockingham and State of Newhampshire, Carpenter -

Brown to Batchelder Grantee

For and in consideration of the sum of two hundred eighteen dollars and five cents - to me in hand before the delivery hereof, well and truly paid by Nath.l Batchelder of North Hampton in the County & State aforesaid, Merchant -

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Nathaniel Batchelder his heirs and assigns forever, a certain piece of land situate in North Hampton aforesaid containing five acres bounded as follows (viz) Northerly, Easterly and Southerly on land of Capt. Benj.a Leavitt and Westerly on the road leading to Hampton. Also another piece of land containing eight acres, bounded Northerly and Easterly on land of Abraham Taylor, Southerly on land of Capt Benj Leavitt and Westerly on the heirs of Wm Keous and the Parsonage land. Also another piece of land containing two acres in the old swamp, so called, formerly owned by Sam.l Jennes deceased, being the Southeasterly part of his farm.

To have and to hold the said granted premises with all the privileges and appurtenances to the same belonging, to him the said Nath.l Batchelder, his - - heirs and assigns to them and their only proper use and benefit forever. And I the said Jacob Brown jr. my - - - heirs, exccutors, and administrators, do hereby covenant, grant and agree to and with the said Nath.l Batchelder his - - - heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises and am - - - seized and possessed thereof in my own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid; and that the said premises are free and clear of all and every incumbrance whatsoever, and that I and my - - - - - - heirs, executors, and administrators, shall and will warrant the same to the said Nath.l Batchelder, his - - heirs and assigns against the lawful claims and demands of any person or persons whomsoever. Provided Nevertheless and these presents are on this condition that if the aforesaid Jacob Brown jr. pays or causes to be paid to the aforesaid Nath.l Batchelder the amount due on a note by him signed this day for two hundred and eighteen dollars and five cents on or before the twenty sixth day of April A.D. 1830 and interest annually, then the foregoing deed to be void, otherwise to remain in full force and virtue. In Witness whereof I have hereunto set my hand and seal this twenty sixth day of April in the year of our Lord one thousand eight hundred and twenty eight -

Jacob Brown Jun.r (Seal)

Signed Sealed & delivered
in presence of us
Jennes Brown
Nancy Brown

State of Newhampshire)
Rockingham ss. } April 26th 1828. Personally appearing the above named Jacob Brown jun.r acknowledged the foregoing instrument to be his voluntary act and deed, before me

Oliver Peabody Justice Peace

Received and Recorded 26th April 1828.

Seth Walker Rd.r

Printed from Internet for on 4/24/2013

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Batchelder to Garland a Grantee

KNOW all Men by these Presents, That

I Nath.l Bathelder of North Hampton in the County of Rockingham and State of New Hampshire trader

For and in consideration of the sum of one hundred and fifty Dollars to me in hand before the delivery hereof, well and truly paid by

Oliver Garland of North Hampton County & State aforesaid Carpenter

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Oliver Garland his heirs and assigns, forever, A certain piece or tract of land situated in North Hampton aforesaid containing five acres more or less and bounded as follows viz. Westerly on the Road leading from Greenland to Hampton Northerly. Easterly and Southerly on the heirs of Benjamin Leavitt, deceased,

To have and to hold the said granted premises with all the privileges and appurtenances to the same belonging, to him the said Oliver Garland his — heirs and assigns to his and their only proper use and benefit forever. And I the said Nath.l Batchelder my heirs, executors, and administrators, do hereby covenant, grant and agree to and with the said Oliver Garland his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises and am seized and possessed thereof in my own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear of all and every incumbrance whatsoever, and that I the said Nath.l Batchelder my heirs, executors and administrators shall and will warrant and defend the same to the said Oliver Garland his — heirs and assigns against the lawful claims and demands of any person or persons whomsoever.

And I Eliza wife of the said Nath.l Batchelder in consideration aforesaid do hereby relinquish my right of dower in the before mentioned premises,

In witness whereof we have hereunto set our hands and seals the ninth day of February in the year of our Lord one thousand eight hundred and thirty eight.

Signed Sealed and delivered in presence of
Jeremiah Brown 3.d
John S. Brown

Nath.l Batchelder (L.S.)
Eliza Batchelder (L.S.)

State of New Hampshire. Rockingham ss. February 9th A.D. 1838 Personally appearing the above named Nath.l Batchelder and acknowledged the above instrument to be his free act and deed. Before me Edmund Toppan Justice of the Peace

Received & Recorded 19th Jan.y 1839 Francis D. Randall Reg.r

Printed from Internet for on 4/24/2013

Know all Men by these Presents, That

I Oliver Garland of North Hampton in the County of Rockingham and State of New Hampshire

For and in consideration of the sum of One hundred fifty dollars to me in hand, before the delivery hereof, well and truly paid by Thomas L. Marston of said North Hampton,

Garland to Marston ? grantee

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Thomas L. Marston his heirs and assigns forever,

a certain tract or parcel of tillage or pasture land situate in North Hampton aforesaid and containing five acres more or less and bounded Northerly, Easterly and Southerly by land of said Thomas L. Marston and Westerly by the highway leading from Greenland to Hampton,

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said Thomas L. Marston his heirs and assigns, to his and their only proper use and benefit forever. And I the said Oliver Garland my heirs, executors, and administrators, do hereby covenant, grant and agree to and with the said Thomas L. Marston his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear of all and every incumbrance whatsoever, and that I the said Grantor my heirs, executors and administrators, shall and will warrant and defend the same to the said Grantor his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the twenty fourth day of August in the year of our Lord one thousand eight hundred and forty eight.

Signed, Sealed and Delivered in presence of

Rufus Seavitt
John L. Hobbs

Oliver Garland (Ls.)

STATE OF NEW-HAMPSHIRE, Rockingham, ss. August 24, 1848

Personally appearing the above named Oliver Garland and acknowledged the foregoing instrument to be his free act and deed, before me,

Samuel D. Lane Justice of the Peace.

Received and Recorded August 25, 1848. David Mussey Register.

Printed from Internet for on 4/24/2013

Know all Men by these Presents,

That I Thomas L. Marston, of Hampton, in the County of Rockingham, and State of New Hampshire.

Marston to Marston

For and in consideration of the sum of One dollar to me in hand before the delivery hereof, well and truly paid by Thomas F. Marston, of said North Hampton, County and State aforesaid.

Delivered to grantee, mase.

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Thomas F. Marston, and his heirs and assigns forever,

A certain tract of land situate in said North Hampton, the Olivia Garland lot, (so called) and all the land Easterly and Southerly of the said lot, and adjoining said lot that I own containing Eight and one half acres, more or less, and bounded as follows, Viz; Northerly on my own land, Southerly by land of said Thomas F. Marston, Easterly by land of John L. Smith, and Westerly by the road leading from North Hampton to Hampton.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said Thomas F. Marston, and his heirs and assigns, to his and their only proper use and benefit forever. And I the said Thomas L. Marston, and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Thomas F. Marston, and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Thomas F. Marston, and his, heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Martha Marston, wife of the said Thomas L. Marston, in consideration aforesaid, do hereby relinquish my right of dower in the before-mentioned premises.

In witness whereof, We have hereunto set our hands and seals this 12th day of August, in the year of our Lord 1887.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

John S. Hobbs. Josephine W. Hobbs.

Thomas L. Marston. L. S.
M. A. Marston. L. S.

State of New Hampshire, Rockingham, ss. August, 12, 87 A. D. 1887.

Personally appeared the above named Thomas L. and Martha Marston, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

John S. Hobbs, Justice of the Peace.

Received and Recorded, August, 16, 1887. Gilman B. Hoyt, Register.
Commissioner.

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32

Know all Men by these Presents,

That We, William J. Hart of Boston, County of Suffolk, Commonwealth of Massachusetts, and Elizabeth Hart, of the same Boston,

Hart to Marston

hereinafter called the mortgagor ,

to

For and in consideration of the sum of Twelve Hundred **Dollars,**

to me in hand, before the delivery hereof, well and truly paid by Frank A. Marston of North Hampton, County of Rockingham, State of New Hampshire

del. to Grantee by mail.

hereinafter called the mortgagee ,

the receipt whereof me do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said mortgagee, his heirs and assigns forever,

A certain tract or parcel of land on the Easterly side of the Post Road, so-called in North Hampton, containing Seventeen acres more or less, with all the buildings thereon, bounded and described as follows: Westerly by said Post Road, Southerly by land of the heirs of Thomas F. Marston, Easterly by land of Seavey Bros and Northerly by land of H. G. Keene, being all of the land described in three deeds from Thomas L. Marston to Thomas F. Marston, recorded in Rockingham Registry of Deeds, Book 360, Page 301, Book 387 Page 108; Book 552, Page 448. Being the same land conveyed to us by Frank A. Marston and Sophie E. Taylor, by deed of even date, and to be recorded herewith.

Discharge Recorded Book 790 Page 225

Being the same premises acquired by me by — of —
dated — 19 —, and recorded in — Registry of —
Lib. — Fol. —

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said mortgagee, his heirs and assigns, to them and their only proper use and benefit forever.

And we the said mortgagors, are heirs, executors and administrators, do hereby covenant, grant and agree to and with the said mortgagee, his heirs and assigns, that until the delivery hereof we are the lawful owner of the said premises, and we are seized and possessed thereof in our own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear of all and every incumbrance whatsoever;

and that we and our heirs, executors and administrators, shall and will warrant and defend the same to the said mortgagee, his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

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311

507 Rev.

Know all Men by these Presents,

THAT I, Frank A. Marston of North Hampton in the county of Rockingham and State of New Hampshire

for and in consideration of the sum of One Dollar to me in hand, before the delivery hereof well and truly paid by Harry B. Carter of North Hampton in the county of Rockingham and State of New Hampshire. Marston to Carter

the receipt whereof I do hereby acknowledge, have ~~given~~, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Harry B. Carter and his heirs and assigns forever, del. to Grantee by mail.

A certain tract or parcel of land situated in North Hampton in the county of Rockingham state of New Hampshire containing seven acres more or less and bounded as follows, Southerly by Ferry Road so called, Westerly partly by land of Russell P. Marston and Harry B. Carter, Northerly by land of William J. Hart, formerly owned by Thomas F. Marston deceased and Easterly by land of the Heirs of Hattie S. Leavey.

The right and privilege is herein given to David J. Lamprey for five years commencing Oct. 15th 1920 to remove the wood and lumber from said land with mill privilege included.

See Vol. 1946 Page 190 Rec 1396-272

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said Harry B. Carter and his heirs and assigns, to his and their only proper use and benefit forever. And I the said Frank A. Marston and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Harry B. Carter and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Harry B. Carter and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, ——— wife of the said ——— in consideration aforesaid, do hereby release my right of dower in the ~~above~~ before mentioned premises.

And we and each of us do hereby release, ~~discharge and waive~~ all ~~such~~ rights of ~~exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises, duly to each and every part thereof, as our Family~~ Homestead, ~~as are reserved~~ or secured to us, or either of us, by ~~the~~ Statutes ~~of the State~~ of New Hampshire, ~~passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution,"~~ or ~~by~~ any other Statute ~~or Statutes~~ of said State.

In Witness whereof — *have hereunto set — hand — and seal, this* Ninth *day of* March *in the year of our Lord* ~~one thousand nine hundred and~~ 1921.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

~~Irving W. Marston.~~ Frank A. Marston Adm. (SEAL)
Leslie L. Lovett.

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. March 9th A. D. 1921.

Personally appeared the above named Frank A. Marston and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME, Irving W. Marston. *Justice of the Peace.*

Received and Recorded April 19, 9:10 A.M. 1921. John W. A. Green *Register.*

Printed from Internet for on 4/24/2013

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Book 0744 Page 0312

Know all Men by these Presents,

THAT I, Frank A. Wareton, Administrator of the Estate of Thomas F. Wareton of North Hampton, County of Rockingham, State of New Hampshire, deceased, by virtue of a license from the Judge of Probate for said County. -

Wareton Admr. to Carter

for and in consideration of the sum of One dollar and other valuable considerations to me in hand, before the delivery hereof well and truly paid by Harry E. Carter of North Hampton, in the County and the State aforesaid

Grantee typewrit. del. to

the receipt whereof I do hereby acknowledge, have ~~given~~, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Harry E. Carter and his heirs and assigns forever,

A certain piece of land containing five (5) acres, more or less, situated in said North Hampton, and bounded as follows; to wit: Northeasterly and northwesterly by land of the Estate of Thomas F. Wareton; Southeasterly by land of Russell P. Wareton; and Southwesterly by Post Road.

The boundary line on the Northeasterly end of said piece of land shall be at right angles with the existing wall or fence on the Southeasterly side.

Rec. Mar. 1946 Page 180 Lon 1296-272

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to him the said Harry E. Carter and his heirs and assigns, to his and their only proper use and benefit forever. And I the said Frank A. Wareton, Administrator and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Harry E. Carter and his heirs and assigns, that until the delivery hereof the Estate was the lawful owner of the said premises, and it seized and possessed thereof in its own right and fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Harry E. Carter and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, ~~signed~~ wife of the said before in consideration aforesaid, do hereby release my right of dower in the ~~above~~ mentioned premises.

And we ~~and~~ each of us do hereby release, discharge and ~~waive~~ all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and to each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, ~~passed~~ July 4, 1851, entitled "An Act to ~~exempt the~~ Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof I *have hereunto set my hand and seal, this* third *day of* July *in the year of our Lord* ~~one thousand nine hundred and~~ 1920.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Harry E. Keene.
Otis L. Brown.

Frank A. Wareton. (SS)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. Aug. 3d, A. D. 1920.

Personally appeared the above named Frank A. Wareton, Administrator and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME, Otis L. Brown. *Justice of the Peace.*

Received and Recorded April 19-9:10 A.M. 1921. John W. B. Green *Register.*

Printed from Internet for on 6/13/2013

$6.50 rec.

194

Know all Men by these Presents,

THAT I, Russell V. Marston of North Hampton in the County of Rockingham and State of New Hampshire

Marston to How

in consideration of one dollar to me paid by J. Russell How of the same North Hampton

Del. to F.H.B.

the receipt whereof I do hereof acknowledge, have given, granted, bargained, sold, and conveyed and do for myself and my heirs, by these presents, give, grant, bargain, sell, and convey unto the said J. Russell How his heirs and assigns, forever,

A certain tract of wood and pasture land in said North Hampton containing about twelve (12) acres, bounded and described as follows: Beginning at the South westerly corner of said parcel on the East side of the Lafayette Road and at the land of G. W. Purdy, leaving land formerly of James Marden, thence running Easterly by said Purdy land as the fence now stands to the southeasterly corner of said parcel; thence running Northerly by land of Mrs. Orrin Marston as the wall and fence now stand to land of Frank Fernald; thence running Westerly by land of said Fernald to the Lafayette Road; thence running Southerly by the Lafayette Road to the land begun at.

Also another tract of land with the buildings thereon in said North Hampton containing eight (8) acres more or less and bounded and described as follows: Beginning on the West side of said Lafayette Road, at the Northeasterly corner of the Gradual Pit Lot; thence running South westerly by said Gradual Pit Lot to the Ferry Road, so called; thence running Northerly by said Ferry Road to a track of land now or formerly of the Raby heirs; thence running Southeasterly by said Raby heirs' land to said Lafayette Road and by said Lafayette Road Southerly to the point begun at. Also another tract of land with the buildings thereon in said North Hampton containing five (5) acres more or less and bounded and described as follows: Beginning at the junction of the Ferry Road and the old Post Road, so-called; thence running Northwesterly by said Post Road to land of Harry Carter and thence running Northerly by said Carter land as the fence now stands to the Northwesterly corner of the lot here in described; thence running Southeasterly still by land of said Carter to the Ferry Road and thence running Southerly by said Ferry Road to the point begun at.

To have and to hold the aforesaid premises, with all the privileges and appurtenances thereunto belonging to the said grantee his heirs and assigns, to his use and behoof forever. And I do covenant with the said grantee his heirs and assigns; that I am lawfully seized in fee of the afore-described premises; that they are free of all encumbrances: that I have good right to sell and convey the same to the said grantee in manner aforesaid; and that I and my heirs will warrant and defend the same premises to the said grantee my heirs, assigns, forever, against the lawful claims and demands of all persons.

And I ——

in consideration aforesaid, do hereby relinquish my right of dower in the before mentioned premises.

And we, and each of us, hereby release our several rights of Homestead in said premises, under and by virtue of any law of this State.

In Witness whereof I *have hereunto set my hand and seal, this 10th day of February in the year of our Lord, one thousand nine hundred and twenty-five.*

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Marion E. Frame

Russell V. Marston (L.S.)

STATE OF NEW HAMPSHIRE, Rockingham ss. February 10th 1925

Then the above named Russell V. Marston personally appearing, acknowledged the above instument to be his free act and deed.

Before me,

Marion E. Frame Notary Public (N.P.Seal) *Justice of the Peace.*

Received and Recorded Feb. 11, 12 20 M. 1925. John W. A. Green *Register.*

Printed from Internet for on 6/13/2013

260

260

#450 rev.

Know all Men by these Presents,

THAT I, J. Russell Dow, of North Hampton, in the County of Rockingham, and State of New Hampshire

Dow to Taylor and Taylor

in consideration of one dollar to me paid by Leila May Taylor and Laura May Taylor both of Salem, in the County of Essex, and Commonwealth of Massachusetts

Del. to Exeter Banking Co.

the receipt whereof I do hereof acknowledge, have given, granted, bargained, sold, and conveyed and do for my self and my heirs, by these presents, give, grant, bargain, sell, and convey unto the said Leila May Taylor and Laura May Taylor, their heirs and assigns, forever,

A certain tract of land with the buildings thereon, situate in North Hampton, in said County, containing seven acres, more or less, more particularly bounded and described as follows:- Beginning at a point on the Post Road, so called, thence running in a Northerly direction by a stone wall to land of Harry Carter; thence turning and running Easterly by a stone wall through the center of a pond and on land of said Carter to the New Road, so called, thence running Southerly by said New Road to the Post Road, thence Westerly by said Post Road to the point of beginning.

Reserving to the said grantor a certain barn and work-shop, situate on the said premises with the privilege of removing the said buildings and the underpinning on the North and West sides above the ground level within a reasonable time from the date of this conveyance; also the right to cut a certain shade tree if necessary in removing said building.

Meaning to convey the last piece described in deed of Russell P. Marston to me dated February 10th, 1925, and recorded in Rockingham Registry, Book 753, Page 194.

To have and to hold the aforesaid premises, with all the privileges and appurtenances thereunto belonging to the said grantees, their heirs and assigns, to their use and behoof forever. And I do covenant with the said grantees their heirs and assigns; that I am lawfully seized in fee of the afore-described premises; that they are free of all encumbrances: that I have good right to sell and convey the same to the said grantees in manner aforesaid; and that I and my heirs will warrant and defend the same premises to the said grantees, their heirs, assigns, forever, against the lawful claims and demands of all persons.

And I, Grace W. Dow, wife of the said J. Russell Dow in consideration aforesaid, do hereby relinquish my right of dower in the before mentioned premises.

And we, and each of us, hereby release our several rights of Homestead in said premises, under and by virtue of any law of this State.

In Witness whereof we *have hereunto set our hands and seals, this* 15th *day of* June *in the year of our Lord, one thousand nine hundred and* twenty-five

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

John Scammon

J. Russell Dow (L.S.)
Grace W. Dow (L.S.)

STATE OF NEW HAMPSHIRE, Rockingham ss. June 15th 1925

Then the above named J. Russell Dow and Grace W. Dow personally appearing, acknowledged the above instument to be their free act and deed.

Before me,

John Scammon *Justice of the Peace.*

Received and Recorded June 16th 11:15 A.M. 1925. John W. A. Green *Register.*

Printed from Internet for on 5/22/2013

Consideration under $100.00.

Book 1002 Page 0353

Know all Men by these Presents,

353

That I, Harry E. Carter of North Hampton, in the County of Rockingham, and State of New Hampshire,

Carter to Huth

for and in consideration of the sum of One Dollar and other consideration to me in hand, before the delivery hereof, well and truly paid by Elsie E. Huth of Exeter, in said County,

Delivered to Grantor.

have remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto the said Elsie E. Huth, her heirs and assigns forever.

A certain tract of land, with the buildings thereon, in said North Hampton, containing four acres, more or less, bounded: Northwesterly by land formerly of E.H.Berry; Northeasterly by Post Road, so-called; leading to Hampton; Southerly by a line beginning at the Northerly end of the stone wall (as it stood A.D. 1877) next to the road aforesaid; thence running Westerly to a bound stone set in the ground at said E.H.Berry land. Being the same premises conveyed to this grantor by deed of Sarah A. Dearborn, dated March 7, 1907, and recorded in Rockingham County Registry of Deeds, Book 622, Page 326.

Also a certain tract or parcel of land, situate in said North Hampton, containing seven acres, more or less, and bounded as follows: Southerly by the Fern Road, so-called; Westerly partly by land of Russell P. Marston and Harry E. Carter; Northerly by land of William J. Hart, formerly owned by Thomas F. Marston, deceased, and Easterly by land of the heirs of Hattie S. Seavey. Being the same premises conveyed to this grantor by deed of Frank A. Marston, dated March 9, 1921, and recorded in said Registry, Book 744, Page 311.

Also a certain piece of land, containing five acres, more or less, situate in said North Hampton, and bounded as follows, to wit: Northeasterly and Northwesterly by land of the estate of Thomas F. Marston; Southeasterly by land of Russell P. Marston and Southwesterly by the Post Road. The boundary line on the Northeasterly end of said piece of land shall be at right angles with the existing wall or fence on the southeasterly side. Being the same premises conveyed to this grantor by deed of Frank A. Marston, adm'r. of the estate of Thomas F. Marston, dated July 3, 1920, and recorded in said Registry, Book 744, Page 312.

To have and to hold the said premises, with all the privileges and appurtenances thereunto belonging, to the said grantee, her heirs and assigns forever; and I do hereby covenant with the said grantee that I will warrant and defend the said premises to her the said grantee, her heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under me.

And I, Nellie M.Carter wife of said Harry E. Carter for the consideration aforesaid, do hereby release my right of dower in said premises.

~~And we, the said and wife of said in consideration aforesaid, do hereby grant and release to said all the right, title, interest, claim or demand which we, or either of us, have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "An Act to exempt the Homestead of families from attachment and levy or sale on execution," passed July 4, 1851.~~

~~And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," [or by any other Statute or Statutes of said State.~~

In witness whereof we have hereunto set our hand s and seal s, this 5th day of July in the year of our Lord, ~~nineteen hundred and~~ 1943.

Signed, sealed and delivered in the presence of us:

John W. Perkins

Harry E. Carter (L.S.)

Nellie M. Carter (L.S.)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, SS., July 5, A. D. 1943.

Personally appeared the above named Harry E. Carter and Nellie M. Carter and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

John W. Perkins *Justice of the Peace.*

Received and Recorded July 6, 10:55 A.M. 1943. John W. Perkins *Register.*

Printed from Internet for on 4/24/2013

Consideration under $100.00.

Know all Men by these Presents,

354

That I, Elsie E. Huth, of Exeter, in the County of Rockingham and State of New Hampshire,

Huth to Carter et al.

for and in consideration of the sum of one dollar and other consideration to me in hand, before the delivery hereof, well and truly paid by Harry E. Carter and Nellie M.Carter, both of North Hampton, in said County, as joint tenants with the right of survivorship, and not as tenants in common,

Delivered to Grantee.

have remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto the said Harry E.Carter and Nellie M. Carter, the survivor of them, their heirs and assigns forever.

A certain tract of land, with the buildings thereon, in said North Hampton, containing four acres, more or less, bounded: Northwesterly by land formerly of E.H.Berry; Northeasterly by Post Road; so-called, leading to Hampton; Southerly by a line beginning at the Northerly end of the stone wall (as it stood A.D. 1877) next to the road aforesaid; thence running Westerly to a bound stone set in the ground at said E.H.Berry land. Being the same premises conveyed to Harry E. Carter by deed of Sarah A.Dearborn, dated March 7, 1907, and recorded in Rockingham County Registry of Deeds, Book 622, Page 326.

Also a certain tract or parcel of land, situate in said North Hampton, containing seven acres, more or less, and bounded as follows: Southerly by the Fern Road, so-called; Westerly partly by land of Russell P.Marston and Harry E.Carter; Northerly by land of William J. Hart, formerly owned by Thomas F. Marston, deceased, and Easterly by land of the heirs of Hattie S. Seavey. Being the same premises conveyed to Harry E. Carter by deed of Frank A. Marston, dated March 9, 1921, and recorded in said Registry, Book 744, Page 311.

Also a certain piece of land, containing five acres, more or less, situate in said North Hampton, and bounded as follows, to wit: Northeasterly and Northwesterly by land of the estate of Thomas F. Marston; Southeasterly by land of Russell P. Marston and Southwesterly by the Post Road. The boundary line on the Northeasterly end of said piece of land shall be at right angles with the existing wall or fence on the Southeasterly side. Being the same premises conveyed to Harry E. Carter by deed of Frank A. Marston, adm'r of the estate of Thomas F. Marston, dated July 3, 1920, and recorded in said Registry, Book 744, Page 312.

Being the same premises conveyed to me by deed of Harry E. Carter, dated July 5, 1943, and to be recorded herewith.

To have and to hold the said premises, with all the privileges and appurtenances thereunto belonging, to the said grantees, the survivor of them, their heirs and assigns forever; and I do hereby covenant with the said grantees that I will warrant and defend the said premises to them the said grantees, the survivor of them, their heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under me.

And I, am unmarried. ~~wife of said~~ ~~for the consideration aforesaid, do hereby release my right of dower in said premises.~~

~~And we, the said~~ ~~and wife of said~~ ~~in consideration aforesaid, do hereby grant and release to said all the right, title, interest, claim or demand which we, or either of us, have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "An Act to exempt the Homestead of families from attachment and levy or sale on execution," passed July 4, 1851.~~

~~And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.~~

In witness whereof I have hereunto set my hand and seal, this 5th day of July in the year of our Lord, ~~one thousand nine hundred and~~ 1943.

Signed, sealed and delivered in presence of us:

John W. Perkins

Elsie E. Huth (L.S.)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, SS., July 5, A. D. 19 43.

Personally appeared the above named Elsie E. Huth and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

John W. Perkins *Justice of the Peace.*

Received and Recorded July 6, 10:55 A.M. 19 43.

John W. A. Greene, *Register.*

Printed from Internet for on 5/22/2013

Know all Men by these Presents,

256

That Harry E. Carter of North Hampton, County of Rockingham and State of New Hampshire

Carter to Sylvester

for and in consideration of the sum of one dollar to me in hand, before the delivery hereof well and truly paid by Vaughan R. Sylvester of North Hampton, County of Rockingham and State of New Hampshire

Delivered to Grantee

the receipt whereof I do hereby acknowledge, have ~~given,~~ granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Vaughan R. Sylvester his heirs and assigns forever

A certain tract of land bounded and described as follows: Beginning at an iron pipe in a stone wall on the westerly side of Fern Road in North Hampton at the northeasterly corner of the land herein conveyed and running southwesterly along Fern Road a distance of 578 feet to an iron pipe; thence turning and running northwesterly by other land of grantors a distance of 200 feet to an iron pipe; thence turning and running northeasterly by other land of grantors a distance of 586 feet to an iron pipe in a stone wall at other land of the grantee; thence turning and running southeasterly along said stone wall and other land of grantee a distance of 200 feet to Fern Road, the point of beginning. this parcel of land contains 2.64 acres more or less.

Bounded as follows; on the North by land of Vaughan R. Sylvester, on the east by Fern Road, on the south by land of said grantors, and on the west by said grantors.

To have and to hold the ~~said granted~~ aforedescribed premises, with all the privileges and appurtenances to the same belonging, to the said Vaughan R. Sylvester and his heirs and assigns, to and their only proper use and benefit forever. And I the said Harry E. Carter for myself and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Vaughan R. Sylvester and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple; ~~and~~ and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I will and my heirs, executors and administrators, shall ~~and will~~ warrant and defend the same to the said Vaughan R. Sylvester and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Nellie M. Carter of said North Hampton ~~wife of the said~~ relinquish in consideration aforesaid, do hereby ~~release~~ my right of dower in the ~~above~~ before mentioned premises.

And we, and each of us, do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by ~~Chapter~~ of the ~~Laws~~ of New Hampshire, ~~passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.~~ or any amendments thereto

In witness whereof we have hereunto set our hand— and seal—, this 15th day of July in the year of our Lord, one thousand nine hundred and forty-six.

SIGNED, SEALED AND DELIVERED IN ~~the~~ PRESENCE OF ~~us:~~

Irving W. Marston — Harry E. Carter (L.S.)

Ralph A. Collins — Nellie M. Carter (L.S.)

STATE OF NEW HAMPSHIRE, ~~Rockingham~~, SS. July 15, A. D. 1946.

Personally appeared the above named Harry E. Carter and Nellie M. Carter and acknowledged the ~~foregoing~~ above aforesaid instrument to be their voluntary act and deed.

BEFORE ME:

Irving W. Marston
Justice of the Peace.

Received and recorded Jan. 18, 10:15 A.M. 19 47.

John W. A. Green
Register.

Printed from Internet for on 6/13/2013

1287 092

Know All Men By These Presents

US Rev Stamp $1.05 Def. Grantee

THAT We, Leila May Taylor and Laura May Taylor, both of North Hampton, in the County of Rockingham, The State of New Hampshire.

for consideration paid, grant to Harlan E. Carter and Shirley B. Carter of North Hampton, the County of Rockingham, The State of N. H. as joint tenants with the right of survivorship. with warranty convenants, this

A certain tract of land situate in said North Hampton on the Northwesterly side of Fern Road, so-called, and partly on the Northeasterly side of Post Road being bounded and described as follows:

Beginning at the Southeasterly corner of the described premises as abutting upon Post Road, so-called, at other land of the grantors and thence running in a Northwesterly direction by said Post Road about ninety two (92) feet to a point at land now or formerly of Harry Carter; thence turning and running in a Northeasterly direction by said Carter land about seven hundred forty five (745) feet to a point at other land of said Carter; thence turning and running in a Southeasterly direction by said other land of said Carter along the stone wall three hundred (300) feet more or less to Fern Road; thence turning and running in a Southwesterly direction by said Fern Road five hundred twenty five (525) feet to a point at other land of the grantors this point being indicated by an iron pipe driven into the ground; thence turning and running in a Northwesterly direction by said other land of the grantors two hundred twenty (220) feet to a point indicated by an iron pipe driven into the ground; thence turning and running in a Southwesterly direction by said other land of the grantors two hundred twenty feet (220) to a point which on a perpendicular lies seventy (70) feet six (6) inches from the Southeasterly corner of said Harry Carter land at Post Road and thence continuing on the same course thirty (30) feet to said Post Road at an iron pipe driven into the ground at the point of beginning.

Being a portion of the same premises conveyed to us by deed of J. Russell Dow and recorded in Rockingham County Registry of Deeds, on the 15th day of June, 1925, Book 811, Page 60.

CANCELLED

We, Leila May Taylor and Laura May Taylor (wife husband) of said grantor, release to said grantee all rights of (dower curtsey) and homestead and other interests therein.

Witness hand and seal this 26 day of June, 1953.

WITNESS:

George P Hammon
to both

Leila May Taylor
Laura May Taylor

STATE OF NEW HAMPSHIRE COUNTY OF ROCKINGHAM

On this the 26 day of June, 1953, before me, the undersigned officer, personally appeared Leila May Taylor and Laura May Taylor known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

George P Hammon
Justice of the Peace
Title of Officer.

Received and recorded July 6, 8:55 A.M., 1953

Printed from Internet for on 4/24/2013

Ord.
J. M. Perkins

1296 272 QUITCLAIM DEED

We, Fred A. Todd, of North Hampton, in the County of Rockingham, and the State of New Hampshire, unmarried; Helen Brown Gove, of York, in the County of York, and the State of Maine; Ethel I. Hayward, of Gloucester, in the County of Essex, and Commonwealth of Massachusetts; Edwin L. Taylor, of Portsmouth, in the County of Rockingham, and said State of New Hampshire; Evelyn A. Squire, of North Hampton, in said County of Rockingham, and State of New Hampshire, for consideration paid, grant to Harry E. Carter, of said North Hampton, in said County of Rockingham, and State of New Hampshire, with QUITCLAIM covenants, the following described premises:

A certain tract or parcel of land situated in North Hampton, in the County of Rockingham, and State of New Hampshire, containing seven acres, more or less, and bounded as follows: Southerly by Fern Road, so called; Westerly partly by land of Russell P. Marston and Harry E. Carter; Northerly by land of William J. Hart, formerly owned by Thomas F. Marston, deceased and Easterly by land of the Heirs of Hattie S. Seavey.

Also another certain piece of land, situated in said North Hampton, containing five acres, more or less, bounded and described as follows: Northeasterly and Northwesterly by land of the Estate of Thomas F. Marston; Southeasterly by land of Russell P. Marston; and Southwesterly by Post Road.

The boundary line on the Northeasterly end of said piece of land shall be at right angles with the existing wall or fence on the southeasterly side.

This conveyance is given to confirm two deeds given by Frank A. Marston as Administrator of the Estate of Thomas F. Marston to Harry E. Carter, one deed being dated March 9, 1921 and recorded in Rockingham Records, Book 744, Page 311, and the other deed being dated July 3, 1920 and recorded in Rockingham Records, Book 744, Page 312. Said deeds although executed by Frank A. Marston as administrator of the Estate of Thomas F. Marston were not authorized by a license of the Probate Court.

The said Thomas F. Marston died intestate on May 20, 1920, leaving no widow surviving and left two children as his heirs-at-law, Frank A. Marston and Sophie E. Taylor.

Frank A. Marston died testate, Rockingham Probate, N.S. #29109, and by his will left his entire estate to his widow, Nettie E. Marston. Nettie E. Marston died testate, Rockingham Probate N. S. #35491, and by her will left the residue of her property to her daughter Ethel Irene Hayward.

The said Ethel I. Hayward joins in this conveyance to confirm title in the grantee as to the interest of Frank A. Marston in the estate of Thomas F. Marston.

Sophie E. Taylor died testate, Rockingham Probate N. S. #21688, and by her will left her entire estate to her husband, George E. Taylor. George E. Taylor died intestate, Rockingham Probate N. S. #23777, leaving as his heirs-at-law, Edward J. Taylor, a brother; Charles W. Taylor, a brother; and Sarah E. Philbrick, a sister. Edward J. Taylor died intestate, Rockingham Probate N. S. #24313, leaving a son, Edwin L. Taylor, as his only heir-at-law.

Printed from Internet for on 4/24/2013

1296 273

Charles W. Taylor died testate, Rockingham Probate N. S. #30777, leaving his entire estate to his widow, Elizabeth M. Taylor. Elizabeth M. Taylor died testate, Rockingham Probate N. S. #37408, leaving the residue of her estate to Helen Brown Gove and Evelyn A. Squire. Sarah E. Philbrick died intestate on August 12, 1936,- See affidavit to be filed in Rockingham Probate - leaving as her only heirs-at-law two daughters, Wilma Louise Todd and Evelyn A. Squire. Wilma Louise Todd died testate, Rockingham Probate N. S. #37029, and by her will left all her property to her widower, Fred A. Todd.

The said Edwin L. Taylor, Helen Brown Gove, Evelyn A. Squire, and Fred A. Todd join in this conveyance to confirm title in the grantee as to the interest of Sophie E. Taylor in the Estate of Thomas F. Marston.

And we, Frederick L. Gove, Jr., husband of said Helen Brown Gove; Ernest Hayward, husband of Ethel I. Hayward; Blanche B. Taylor, wife of said Edwin L. Taylor; and George E. Squire, husband of said Evelyn A. Squire, release to said Grantee all our rights by the Curtesy and of Dower and homestead and other interest therein.

WITNESS our hands and seals this 22nd day of August, 1953.

Witness: Wm. E. Shurtleff

Evelyn A. Squire (ES)
George E. Squire (GES)
Fred A. Todd (FAT)
Edwin L. Taylor (ELT)
Blanche B. Taylor (BBT)
Helen Brown Gove (HBG)
Frederick L. Gove Jr. (FLG)
Ethel I. Hayward (EIH)
Ernest Hayward (EH)

Witness: Caroline H. Starkey

Witness: Ruth Mitchell

STATE OF NEW HAMPSHIRE,
Rockingham, SS.

Aug. 25, 1953

Personally appeared the above-named Fred A. Todd and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Wm. E. Shurtleff
Justice of the Peace
~~Notary Public~~

STATE OF MAINE,
York, ss.

Sept 1, 1953

Personally appeared the above-named Helen Brown Gove and Frederick L. Gove, Jr., and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Caroline H. Starkey
Notary Public

CAROLINE H. STARKEY NOTARY PUBLIC STATE OF MAINE

Printed from Internet for on 4/24/2013

1296 274

COMMONWEALTH OF MASSACHUSETTS,
~~Essex~~ Middlesex, ss. September 9, 1953

Personally appeared the above-named Ethel I. Hayward and Ernest Hayward and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Ruth Mitchell
Notary Public
Commission expires June 24, 1954

STATE OF NEW HAMPSHIRE,
Rockingham, ss. Aug 25, 1953

Personally appeared the above-named Edwin L. Taylor and Blanche B. Taylor and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Justice of the Peace
~~Notary Public~~

STATE OF NEW HAMPSHIRE,
Rockingham, ss. Aug. 22, 1953

Personally appeared the above-named Evelyn A. Squire and George E. Squire and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Justice of the Peace
~~Notary Public~~

Received and recorded Oct. 5, 10:45 A.M., 1953

Printed from Internet for on 5/22/2013

261

U.S. REV. STAMP 14.30

STATUTORY FORM OF

FIDUCIARY DEED

1841 449

I, GLADYS E. CARTER,

of North Hampton, Rockingham County, State of New Hampshire

Executor under Will of Harry E. Carter, late of North Hampton, Rockingham County, State of New Hampshire, by the power conferred by decree of the Rockingham County Probate Court, dated October 25, 1966, and every other power

for -----THIRTEEN THOUSAND DOLLARS------

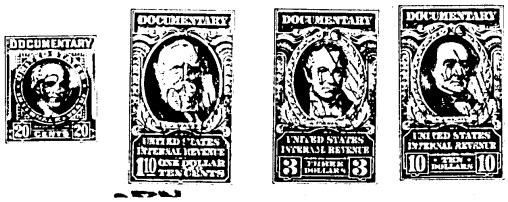
paid, grant to ROBERT J. PLOSKI and ALICE M. PLOSKI, as joint tenants with the right of survivorship and not as tenants in common, both

of North Hampton, Rockingham County, State of New Hampshire, the following described premises:

A certain triangular tract of land, with the buildings thereon, situated in North Hampton, in said County of Rockingham, on the Easterly side of the Post Road, so-called, and bounded and described as follows: Beginning at a point in the Easterly side of said Post Road and at the Southwesterly corner of the tract herein conveyed, and thence running Northerly along said Post Road 128 feet to an iron pipe; thence turning and running Easterly along other land of the late Harry E. Carter 190 feet, more or less, to an iron pipe at the Northeasterly corner of land of Gladys E. Carter (being the same premises conveyed by Harlan E. and Shirley B. Carter to Nellie and Gladys Carter, as joint tenants, dated April 21, 1956, and recorded in Rockingham Records, Book 1391, Page 78); and thence turning and running Southwesterly along land of said Gladys Carter 250 feet to the Easterly side of the Post Road and the Point of beginning.

Being a portion of the premises conveyed to Harry E. Carter and Nellie M. Carter, as joint tenants, by deed of Elsie E. Huth, dated July 5, 1943, and recorded in Rockingham Records, Book 1002, Page 354. The said Nellie M. Carter died September 14, 1961.

I, Gladys E. Carter, assume all real estate taxes for the year, 1966.



OCT 28 3 32 PM '66

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119

No revenue stamps necessary

1946 190

QUITCLAIM DEED

19397

Dec 23 1 28 PM '68

KNOW ALL MEN BY THESE PRESENTS, That We, Blanche Taylor of Portsmouth, County of Rockingham, State of New Hampshire, Evelyn A. Squire of Hampton, in said County and State and Helen Brown Gove of York, County of York and State of Maine, for consideration paid, grant to Gladys E. Carter of North Hampton, County of Rockingham, and State of New Hampshire, with QUITCLAIM covenants, all our right title and interest, whatever the same may be, in and to two certain tracts or parcels of land situate in North Hampton, in the County of Rockingham and State of New Hampshire, bounded and described as follows:

A certain tract or parcel of land, situate in said North Hampton, containing seven acres, more or less, and bounded as follows: Southerly by the Fern Road, so-called; Westerly partly by land of Russell P. Marston and Harry E. Carter; Northerly by land of William J. Hart, formerly owned by Thomas F. Marston, deceased, and Easterly by land of the heirs of Hattie S. Seavey. Being the same premises conveyed to Harry E. Carter by deed of Frank A. Marston, dated March 9, 1921, and recorded in said Registry, Book 744, Page 311.

Also a certain piece of land, containing five acres, more or less, situate in said North Hampton, and bounded as follows, to wit: Northeasterly and Northwesterly by land of the estate of Thomas F. Marston; Southeasterly by land of Russell P. Marston and Southwesterly by the Post Road. The boundary line on the Northeasterly end of said piece of land shall be at right angles with the existing wall or fence on the Southeasterly side. Being the same premises conveyed to Harry E. Carter by deed of Frank A. Marston, Administrator of the Estate of Thomas F. Marston, dated July 3, 1920, and recorded in said Registry, Book 744, Page 312.

Reference is made to the Estate of Thomas F. Marston, Rockingham County Probate Records #19787, in which estate Sophie E. Taylor was one of two heirs. A conveyance was made out of said estate by the other heir, Frank A. Marston, as Administrator, to Harry E. Carter, dated July 3, 1920, recorded Rockingham County Records, Book 744, Page 312, which purported to be by license of the Probate Court but was not. In addition, the said Frank A. Marston, individually and without Sophie E. Taylor joining, conveyed to Harry E. Carter another parcel of land formerly owned by Thomas F. Marston on March 9, 1921, recorded Rockingham County Records, Book 744, Page 311.

The said Sophie E. Taylor died testate in February, 1924, leaving her husband George E. Taylor as residuary devisee. (See Rockingham County Probate Records #21688) The said George E. Taylor died intestate on April 5, 1928, leaving as his heirs at law two brothers and one sister, namely, Edward J. Taylor, Charles W. Taylor and Sarah E. Philbrick. (See Rockingham County Probate Records #23777) The said Edward J. Taylor died intestate March 17, 1929, leaving a widow since deceased, and one son, Edwin L. Taylor as his only heir. The Grantor, Blanche Taylor is the widow of Edwin L. Taylor who died on September 29, 1962, intestate and without issue, and who had no probate estate.

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The said Charles W. Taylor died testate on May 3, 1941, leaving his widow, Elizabeth M. Taylor as his residuary devisee. (See Rockingham County Probate Records #30777) The said Elizabeth M. Taylor died testate on June 7, 1951, leaving Grantors, Helen Brown Gove and Evelyn A. Squire as residuary devisees. (See Rockingham County Probate Records #37408) In addition, the said Grantor, Evelyn A. Squire is the only living child of Sarah E. Philbrick, who died in August, 1936, the only two other children of the said Sarah E. Philbrick were Earl Philbrick and Wilma Louise Todd who died in 1934 and 1949 respectively, without issue.

And We, Blanche Taylor and Evelyn A. Squire are widows; and I, Frederick Gove, Jr., husband of Helen Brown Gove release to said Grantee my right of curtesy, and we all waive our respective rights of homestead and other interest therein.

WITNESS our hands and seals this 14th day of November, 1968.

Witness:

Raymond R. Quillette — Blanche Taylor

Raymond R. Quillette — Evelyn A. Squire

Raymond R. Quillette — Helen Brown Gove

Raymond R. Quillette — Frederick Gove Jr.

STATE OF NEW HAMPSHIRE
ROCKINGHAM, ss. November 14, 1968

Personally appeared the above-named Blanche Taylor and acknowledged the foregoing instrument to be her voluntary act and deed and further acknowledged the facts recited in the above instrument to be true to the best of her knowledge and belief. Before me.

Raymond R. Quillette
Justice of the Peace

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234

Consideration under 100-no stamp necessary

1950 398

QUITCLAIM DEED

JAN 30 1 37 PM '69

THAT I, Gladys E. Carter, a single woman,

of North Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to Ruth Carter, Mabel Ashford, Dorothy Collins and Harlan Carter

(Street Address)

of North Hampton, Rockingham County, State of
(Town or City)
New Hampshire, with QUITCLAIM covenants, the

(Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)

A certain piece of land, containing five acres, more or less, situate in said North Hampton, and bounded as follows, to wit: Northeasterly and Northwesterly by land of the estate of Thomas F. Marston; Southeasterly by land of Russell P. Marston and Southwesterly by the Post Road. The boundary line on the Northeasterly end of said piece of land shall be at right angles with the existing wall or fence on the Southeasterly side. Being the same premises conveyed to Harry E. Carter by deed of Frank A. Marston, Administrator of the Estate of Thomas F. Marston, dated July 3, 1920 and recorded in Rockingham County Registry of Deeds, Book 744, Page 312.

For title see Estate of Harry E. Carter and see also quitclaim deed of Blanche Taylor et al to Gladys E. Carter, dated November 14, 1968 to be recorded herewith.

Excepting, however, a certain parcel of land previously conveyed by fiduciary deed of Gladys E. Carter, Executrix under the will of Harry E. Carter to Robert J. Ploski et al by deed dated October 28, 1966 recorded in Rockingham County Records Book 1841, Page 449. See also deed of Gladys E. Carter to said Robert J. Ploski et al of even date herewith to be recorded.

And I, Gladys E. Carter ~~wife~~ ~~husband~~ of said Grantor, release to said Grantees all rights of ~~dower~~ ~~curtesy~~ and homestead and other interest therein.

WITNESS My hand and seal this 9th day of January, 1969

Witness:

John W. Cahn

Gladys E. Carter

STATE OF NEW HAMPSHIRE
Rockingham, ss.

January 9, 1969

Gladys E. Carter

Personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me,

John W. Cahn

Justice of the Peace
~~*Notary Public.*~~

Printed from Internet for on 4/24/2013

NO REVENUE STAMPS NECESSARY

DEED OF WARRANTY 2254-1907

'76 APR 14 A 11:50
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

0'7086

We, RUTH E. CARTER and HARLAN E. CARTER, both of North Hampton, Rockingham County, DOROTHY CARTER COLLINS of Barrington, Strafford County, and MABEL CARTER ASHFORD of Portsmouth, ... Rockingham County, State of New Hampshire, for consideration paid, grant to BERTRAM W. ASHFORD and MABEL CARTER ASHFORD, husband and wife, as Joint Tenants with rights of survivorship, ... 828 Woodbury Avenue (Street Address), of Portsmouth (Town or City), Rockingham County, State of New Hampshire, with WARRANTY covenants, the following described premises:

(Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)

A certain tract or parcel of land situate in North Hampton, in the County of Rockingham, State of New Hampshire, containing seven (7) acres, more or less, and bounded and described as follows:

Southerly by Fern Road, so-called; Westerly partly by land now or formerly of Russell P. Marston and Harry E. Carter; Northerly by land now or formerly of William J. Hart (formerly owned by Thomas F. Marston deceased), and Easterly by land now or formerly of the heirs of Hattie S. Seavey.

EXCEPTING FROM the above description, a certain tract of land conveyed by Harry E. Carter and Nellie M. Carter to Vaughan R. Sylvester by confirmatory deed dated September 28, 1953, and recorded in Book 1296, Page 275 of the Rockingham Records, more particularly bounded and described as follows:

Beginning at an iron pipe in a stone wall on the Westerly side of Fern Road in North Hampton at the northeasterly corner of the land herein conveyed and running southwesterly along Fern Road a distance of five hundred seventy-eight (578) feet to an iron pipe; thence turning and running northwesterly by other land of Grantors a distance of two hundred (200) feet to an iron pipe; thence turning and running Northeasterly by other land of Grantors a distance of five hundred eighty-six (586) feet to an iron pipe in a stone wall at other land of the Grantee; thence turning and running southeasterly along said stone wall and other land of Grantee a distance of two hundred (200) feet to Fern Road, the point of beginning. This parcel of land contains 2.64 acres, more or less.

The said tract conveyed is a portion of the premises described in the deed of Elsie E. Huth to Harry E. Carter and Nellie M. Carter as joint tenants with rights of survivorship dated July 5, 1943, and recorded in Book 1002, Page 354 of the Rockingham Records.

The said Nellie M. Carter died on September 14, 1961. See Rockingham County Probate Records #44955. The Grantors are the devisees of the subject property under the will of Harry E. Carter. See Rockingham County Probate Records #47650.

This is not homestead property.

..... wife husband xxxx

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STATUTORY FORM OF

Warranty Deed

2466 P0593

35909

Oct 26 12 51 PM '83

I, MABEL CARTER ASHFORD,

of North Hampton, Rockingham County, State of New Hampshire, for consideration paid, grant to JARIB M. SANDERSON, JR. and SUZANNE SANDERSON, as joint tenants with the right of survivorship and not as tenants in common,

of 33 Hobbs Road, (Street) North Hampton, (Town or City)

Rockingham County, State of New Hampshire, with WARRANTY covenants, the following described premises:

A certain parcel of land situated in North Hampton, in the County of Rockingham and The State of New Hampshire, and bounded and described as follows:

Beginning at an iron pipe at the Southeasterly corner of the described premises and at other land of Sanderson and thence running South 40° 34' 03" West partly along land of said Sanderson and partly along land now or formerly of White 209.61 feet to an iron pipe at land of Ashford; thence turning and running North 45° 09' 40" West along land of said Ashford 304.02 feet to an iron pipe at land now or formerly of Brindamour; thence turning and running North 39° 32' 01" East partly along land of said Brindamour and partly along land of the Town of North Hampton to an iron pipe at land of Sanderson; thence turning and running South 41° 50' 51" East along land of said Sanderson 310.00 feet to the point of beginning; containing 1.51 acres.

Said premises are a portion of the premises described in Deed to Bertram W. Ashford and Mabel Carter Ashford, dated March 31, 1976 and recorded in Rockingham Records, Book 2254, Page 1907; said Bertram W. Ashford has deceased, see Rockingham Probate Records N.S. #56245.

The described premises are shown on Plan recorded in Rockingham Records as Plan #C-11768.

I, being unmarried, ~~husband~~ ~~wife of said Grantor~~, release to said Grantee all rights of homestead and other interests, if any, therein.

WITNESS my hand this 5th day of October, 1983.

Witness:

Dorothy T. Elgerly

Mabel Carter Ashford
MABEL CARTER ASHFORD

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
OCT 26 '83
$ 30.00

STATE OF NEW HAMPSHIRE COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 5th day of October, 1983, by MABEL CARTER ASHFORD

DOROTHY T. ELGERLY NOTARY

Dorothy T. Elgerly
Justice of the Peace
Notary Public

My Commission Expires September 22, 1987

Printed from Internet for on 4/24/2013

ROCKINGHAM COUNTY REGISTRY OF DEEDS

Dec 11 2 02 PM '87

77298

FIDUCIARY DEED

DAP

2718 P2686

DENISE A. POULOS, [redacted]

of [redacted] Hampton, Rockingham County, State of NH

[redacted], [redacted] guardian [redacted] of

Ida M. Watkins, of Portsmouth, NH, by the

power conferred by Rockingham County Probate Court #57669

and every other power, for One Hundred Eighteen Thousand Five Hundred and NO/100----------DOLLARS ($118,500.00)

dollars paid, grant to Edward A. Robinson, a single person,

Portsmouth, Rockingham County, State of NH

(Description and incumbrances, if any)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

154336

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
DEC 11 '87
P.D. 10589
829.50

WITNESS my hand and seal this 9th day of December, 1987

Witness:

Carol A. Rowe

Denise A. Poulos

Denise A. Poulos, Guardian of
Ida M. Watkins

State of New Hampshire

County of ROCKINGHAM

On this the 9th day of December, 1987,
before me, Carol A. Rowe, the undersigned officer,
personally appeared Denise A. Poulos, Esquire

known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof I hereunto set my hand and official seal.

Carol A. Rowe

NOTARY PUBLIC
Title of Office

My Commission Expires

CAROL A. ROWE, Notary Public
My Commission Expires August 7, 1992

Printed from Internet for on 4/24/2013

A certain tract or parcel of land with the buildings thereon, situate on the Northwesterly sideline of Fern Road, in North Hampton, Rockingham County, State of New Hampshire, and bounded and described as follows:

Beginning at the Southeasterly corner of the lot herein conveyed and proceeding in a Northwesterly direction for a distance of 202.5 feet, more or less, along land now or formerly of Wallace R. and Florence E. Krom to another point; thence turning and proceeding in a Southwesterly direction for a distance of 100 feet, more or less, along land now or formerly of Harry E. and Nellie M. Carter to another point; thence turning and proceeding in a Southeasterly direction for a distance of 203 feet, more or less, by land now or formerly of Robert Pierreault to another point; thence turning and proceeding along the Northwesterly sideline of said Fern Road in a Northeasterly direction for a distance of 100 feet, more or less, to the point of beginning. Said lot containing approximately 0.45 acres.

Meaning and intending to conveyed the same premises conveyed to John I. Watkins, now deceased, and Ida M. Watkins by deed of Jerry E. Jones and Donna J. Jones dated May 15, 1970 and recorded in the Rockingham County Registry of Deeds at Book 2018, Page 226. (See Rockingham County Probate Court #57701 for the estate of John I. Watkins.)

Printed from Internet for on 4/24/2013

BK2928 P0001

WARRANTY DEED

(Statutory Form, N. H. RSA 477:27)

0433242192

FOR CONSIDERATION PAID, I/We Deborah A. Wooley and James B. Wooley, husband and wife, both of

7 Fern Road, North Hampton, NH 03862

grant(s) to Carlos C. Silva and Sabina G. Silva, husband and wife

1 Ocean Boulevard, Apt. 8, Hampton, NH 03842

with WARRANTY COVENANTS, as joint tenants with rights of survivorship,

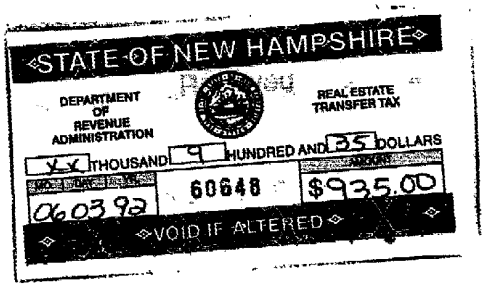
A certain tract of land, with the buildings and improvements thereon, situated in North Hampton, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe on the Northerly sideline of Fern Road, so-called, said iron pipe being One Hundred Fifty (150) feet distant from the Southwesterly corner of land now or formerly of Harry E. and Nellie M. Carter at the point where the land of said Carters forms a junction with Fern Road and the land now or formerly of Vaughan R. Sylvester, proceeding in a Northwesterly direction for a distance of Two Hundred One and Eight Tenths (201.8) feet to another iron pipe; thence turning and proceeding in a Northeasterly direction for a distance of One Hundred Twenty-Five (125) feet to another iron pipe; thence turning and proceeding in a Southeasterly direction for a distance of Two Hundred Three (203) feet to another iron pipe on the Northwesterly sideline of Fern Road, so-called; thence turning and proceeding along the sideline of said Fern Road in a Southwesterly direction for a distance of One Hundred Twenty-Five (125) feet to the point of beginning.

Said property contains 0.58 acres, more or less.

Meaning and intending to describe and convey the same premises conveyed to James B. Wooley and Deborah A. Wooley f/k/a Deborah A. Goyette, by Warranty Deed of Deborah A. Wooley f/k/a Deborah A. Goyette, dated November 22, 1989 and recorded at Book 2817, Page(s) 2560, Rockingham County Registry of Deeds.

ROCKINGHAM COUNTY REGISTRY OF DEEDS
JUN 3 10 37 AM '92
0023809
Granite State Title Services, Inc., Rochester, N.H. 03867



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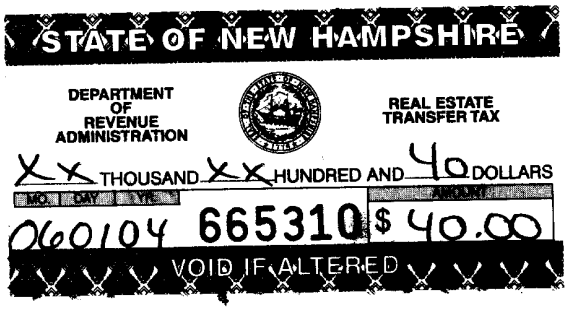
STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
MO DAY YR
060104 665310 $ 40.00
VOID IF ALTERED

2004 JUN -1 AM 8:39 0044972

ROCKINGHAM COUNTY REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Cora Stevens**, of 273 Atlantic Avenue, North Hampton, Rockingham County, New Hampshire,

for consideration paid, grant to **Cora Stevens and E. Dean Stevens, Trustees of the Fern Realty Trust**, established u/d/t dated May 27, 2004, of 273 Atlantic Avenue, North Hampton, Rockingham County, New Hampshire,

with **WARRANTY COVENANTS**, the following described real estate:

A certain tract or parcel of land, together with the buildings thereon, situated on the Northwesterly sideline of Fern Road, so-called, in North Hampton, County of Rockingham and State of New Hampshire, and bounded and described as follows:

Beginning at the Southwesterly corner of the tract herein conveyed and proceeding in a Northwesterly direction for a distance of two hundred (200) feet, more or less, along land now or formerly of Robert Pierreault to another point; thence turning and proceeding in a Southwesterly direction for a distance of one hundred fifty (150) feet, more or less, along land now or formerly of Harry E. Carter and Nellie M. Carter to another point; thence turning and proceeding in a Southeasterly direction for a distance of two hundred (200) feet, more or less, along other land now or formerly of said Carter to another point; thence turning and proceeding along the Northwesterly sideline of said Fern Road, in a Northeasterly direction for a distance of one hundred fifty (150) feet, more or less, to the point of beginning. Said lot containing approximately 0.69 acres.

The Grantor derived a one-half interest in the foregoing property under the will of Dorothy R. Colbeth (Rockingham County Probate Docket #2003-1284). Grantor derived her other one-half interest by deed of Donald W. Colbeth dated May 10, 2004, and recorded in the Rockingham County Registry of Deeds.

E. Dean Stevens, husband of the Grantor, joins in this conveyance.

The above-described premises are not the homestead property of the Grantor.

Printed from Internet for on 4/24/2013

MAIL TO

Return to:
~~Pierce Atwood LLP~~
~~One New Hampshire Ave., Suite 350~~
~~Portsmouth, NH 03801~~

C/H
L-CHIP
ROA067979

0103387

2010 MAR 16 AM 10: 42

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, Sean P. Murphy, married, of 37 Post Road, North Hampton, New Hampshire 03862, for consideration paid, grant to Sean P. Murphy and Rachel Rios Murphy, Husband and Wife, of 37 Post Road, North Hampton, New Hampshire 03862, as joint tenants with rights of survivorship, with *Warranty* covenants, the following described premises:

Two parcels of land with the buildings thereon, located in the Town of North Hampton, Rockingham, New Hampshire further described as follows:

Parcel I:

A certain piece or parcel of land situated in North Hampton, in the County of Rockingham and State of New Hampshire, lying on the Northeasterly side of Post Road, so-called, more particularly bounded and described as follows: Beginning at the Northwesterly corner of the granted premises at Post Road and Parcel #2 described below; thence running in a Northeasterly direction by said Parcel #2 two hundred fifty (250) feet, more or less, to a point; thence turning and running Southeasterly by land now or formerly of Blackden, ninety-two (92) feet, more or less, to an iron pipe driven in the ground at land now or formerly of Leila May Taylor and Laura May Taylor; thence turning and running in a Southwesterly direction by said Taylor land two hundred twenty (220) feet to a point which on a perpendicular lies seventy (70) feet six (6) inches from the Southeasterly corner of Parcel #2 at Post Road and thence continuing on the same course thirty (30) feet to said Post Road and an iron pipe driven in the ground; thence turning and running Northwesterly along said Post Road ninety-two (92) feet, more or less, to the point of beginning.

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Parcel II:

A certain triangular tract of land with the buildings thereon, situated in North Hampton, County of Rockingham and State of New Hampshire, on the Easterly side of the Post Road, so-called, and bounded and described as follows: Beginning at a point in the Easterly side of said Post Road and at Parcel #1 described above, and thence running Northerly along said Post Road 128 feet to an iron pipe; thence turning and running Easterly along land now or formerly of the late Harry E. Carter 190 feet, more or less, to an iron pipe at Parcel #1 above described; thence turning and running Southwesterly along Parcel #1 250 feet to the Easterly side of the Post Road and the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to the Sean P. Murphy by deed of Stephen D. Hume and Gail F. Hume dated September 18, 2008 and recorded in the Rockingham County Registry of Deeds at Book 4950, Page 1750.

Non contractual transfer pursuant to RSA 78-B:2 IX.

March 15th, 2010

Sean P. Murphy

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 15th March 2010 by Sean P. Murphy.

Before me,

DENIS O. ROBINSON
MY COMMISSION EXPIRES JUNE 3, 2014
NOTARY PUBLIC NEW HAMPSHIRE

Notary Public/Justice of the Peace
Print name:_____
My Commission Expires:_____

Printed from Internet for on 4/24/2013

C/H
L-CHIP
ROA077221

024496

2010 JUN 16 AM 10: 15

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Brian W. Ashford of 251 Knox Marsh Road, Unit 10, Dover, New Hampshire, **Executor under the will of the Estate of Mabel L. Ashford,** by the power conferred by the Rockingham County Probate Court and every other power,

for consideration paid, grants to

Brian W. Ashford of 251 Knox Marsh Road, Unit 10, Dover, New Hampshire, **Brenda L. Newton** of 11 Prentiss Way, Exeter, New Hampshire and **William H. Ashford** of P.O. Box 172, Newton Junction, New Hampshire, as **Tenants in Common,**

A certain tract or parcel of land situate in North Hampton, in the County of Rockingham, State of New Hampshire, containing seven (7) acres, more or less, and bounded and described as follows:

Southerly by Fern Road, so-called; Westerly partly by land now or formerly of Russell P. Marston and Harry E. Carter; Northerly by land now or formerly of William J. Hart (formerly owned by Thomas F. Marston deceased), and Easterly by land now or formerly of the heirs of Hattie S. Seavey.

EXCEPTING FROM the above description, a certain tract of land conveyed by Harry E. Carter and Nellie M. Carter to Vaughan R. Sylvester by confirmatory deed dated September 28, 1953, and recorded in book 1296, Page 275 of the Rockingham Records, more particularly bounded and described as follows:

Beginning at an iron pipe in a stone wall on the Westerly side of Fern Road in North Hampton at the northeasterly corner of the land herein conveyed and running southwesterly along Fern Road a distance of five hundred seventy-eight (578) feet to an iron pipe; thence turning and running northwesterly by other land of Grantors a distance of two hundred (200) feet to an iron pipe; thence turning and running Northeasterly by other land of Grantors a distance of five hundred eighty-six (586) feet to an iron pipe in a stone wall at other land of the Grantee; thence turning and running southeasterly along said stone wall and other land of Grantee a distance of two hundred (200) feet to Fern Road, the point of beginning. This parcel of land contains 2.64 acres, more or less.

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The said tract conveyed is a portion of the premises described in the deed of Elsie E. Huth to Harry E. Carter and Nellie M. Carter as joint tenants with rights of survivorship dated July 5, 1943, and recorded in Book 1002, Page 354 of the Rockingham Records.

The said Nellie M. Carter died on September 14, 1961. See Rockingham County Probate Records #44955. The Grantors are the devisees of the subject property under the will of Harry E. Carter. See Rockingham County Probate Records #47650.

Being the same premises conveyed to Bertram W. Ashford and Mabel Carter Ashford as Joint Tenants with rights of survivorship by deed of Ruth E. Carter and Harlan E. Carter, Dorothy Carter Collins and Mabel Carter Ashford dated March 31, 1976 and recorded in the Rockingham County Registry of Deeds at Book 2254, Page 1907. The said Bertram W. Ashford died on _____. The Grantees are the devisees of the subject property under the Will of Mabel L. Ashford. See Also, Probate Estate of Mabel L. Ashford, Rockingham County Probate Court #2008-0265.

Signed this 4th *day of* June, *2010*

Witness

BRIAN W. ASHFORD, Executor

Executor

Exempt from Tax Stamps RSA B:2 IX

STATE OF NEW HAMPSHIRE

Rockingham ss.: June 4 A.D. 2010

Personally appeared BRIAN W. ASHFORD known to me or satisfactorily proven to be the person whose name is subscribed to the forgoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me, _____

Notary Public/Justice of the Peace

My Commission Expires: 3-10-15

Printed from Internet for on 4/24/2013

We, the **HEIRS OF MABEL L. ASHFORD**, do hereby **ASSENT** to this conveyance.

Witness TO ALL

BRIAN W. ASHFORD

Witness

BRENDA L. NEWTON

Witness

WILLIAM H. ASHFORD

STATE OF NEW HAMPSHIRE
Rockingham ss.: June 4 A.D. 2010

Personally appeared BRIAN W. ASHFORD, BRENDA L. NEWTON, and WILLIAM H. ASHFORD, known to me or satisfactorily proven to be the persons whose names are subscribed to the forgoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,

Notary Public/~~Justice of the~~ Peace
My Commission Expires: 3.10.15

NOTARY PUBLIC

E # 20017120 04/20/2020 10:53:23 AM
Book 6104 Page 1032 Page 1 of 2
Register of Deeds, Rockingham County
Cathy Ann Stacey

RECORDING 14.00
SURCHARGE 2.00

AFFIDAVIT AND CONSENT
8 ELM STREET, NEWTON, COUNTY OF ROCKINGHAM,
STATE OF NEW HAMPSHIRE

NOW COMES **BRENDA NEWTON**, with a mailing address of PO Box 96, North Hampton, New Hampshire 03862, and upon oath deposes and says as follows:

1. My brother, Brian W. Ashford, and I were the sole beneficiaries of my brother, William H. Ashford's Estate, who deceased on August 31, 2019. See 10th Circuit - Probate Division - Brentwood - Docket No. 318-2019-ET-01521.

2. My brother, Brian W. Ashford, deceased on January 22, 2020 (10th Circuit - Probate Division - Brentwood - Docket No. 318-2020-ET-00215) and I am the sole beneficiary of his estate.

3. Therefore, as the sole beneficiary of both of the above estates, I hereby consent to the sale of my brother's property located at 8 Elm Street, Newton, New Hampshire.

4. Elizabeth E. Wills has joined in the execution of this Affidavit to consent to the sale of the property located at 8 Elm Street, Newton, New Hampshire.

FURTHER THE AFFIANT SAYETH NAUGHT.

Dated: April 17, 2020

Brenda L. Newton
BRENDA NEWTON

ESTATE OF BRIAN W. ASHFORD

Dated: April 17th, 2020

Elizabeth E. Wills, Admin
Elizabeth E. Wills, Administratrix

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

April 17, 2020

Subscribed and sworn to before me by **BRENDA NEWTON** on this the ___ day of April, 2020.

CORRINE M. BROWN
MY COMMISSION EXPIRES FEB. 7, 2023
NOTARY PUBLIC NEW HAMPSHIRE

Corrine M. Brown
Notary Public
My Comm. Expires _____

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

April 17, 2020

Subscribed and sworn to before me by **ELIZABETH E. WILLS, Administratrix of the ESTATE OF BRIAN W. ASHFORD** on this the 17th day of April, 2020.

Corrine M. Brown
Notary Public
My Comm. Expires _____

CORRINE M. BROWN
MY COMMISSION EXPIRES FEB. 7, 2023
NOTARY PUBLIC NEW HAMPSHIRE

02783

See Regulations recorded in Book 1543 Page 150

PROTECTIVE COVENANTS

LAND USE AND BUILDING TYPE.
No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one half stories in height and a private garage for not more than three cars.

ARCHITECTURAL CONTROL.
No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Rockingham Investment Corp., or its assigns or agents, as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

DWELLING SIZE.
The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 650 square feet for a one-story dwelling, nor less than 750 square feet for a dwelling of more than one story.

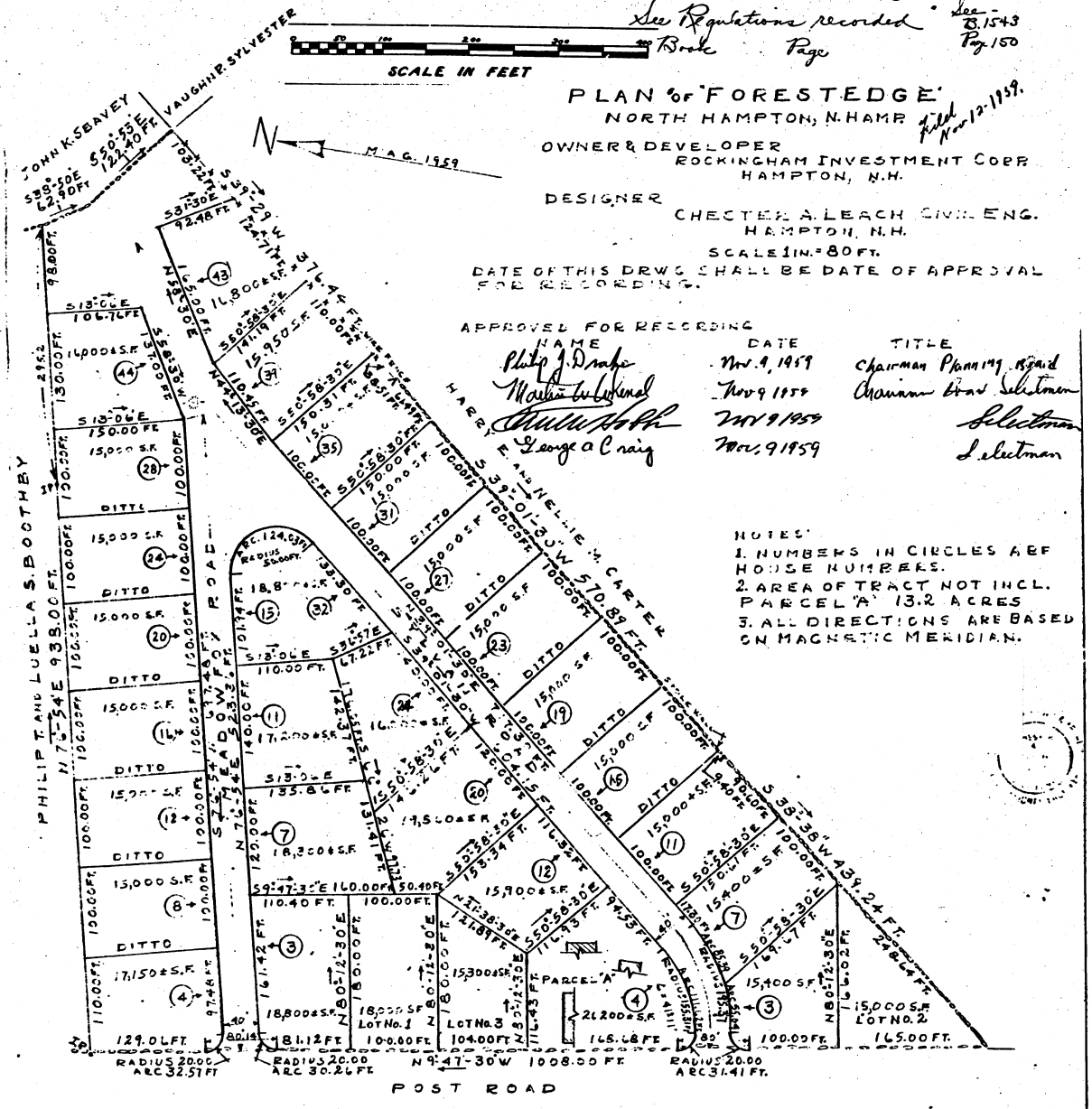
NUISANCES.
No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES.
No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

TERM.
These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT.
Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

FINE.
All construction on any one lot, including finish landscaping, shall be completed within one year from the date on which construction commences. Failure to comply with this provision, shall subject the lot owner to liquilited damages to be computed at the rate of ten dollars ($10.00) per day for every day that the lot owner is in violation of this provision and said damages shall be payable to the Rockingham Investment Corporation or its assigns.


SCALE IN FEET
PLAN of FORESTEDGE
NORTH HAMPTON, N.HAMP
filed Nov 12-1959.
OWNER & DEVELOPER
ROCKINGHAM INVESTMENT CORP.
HAMPTON, N.H.
DESIGNER
CHESTER A. LEACH CIVIL ENG.
HAMPTON, N.H.
SCALE 1 IN. = 80 FT.
DATE OF THIS DRWG SHALL BE DATE OF APPROVAL FOR RECORDING.
APPROVED FOR RECORDING
NAME
DATE
TITLE
Nov. 9, 1959 Chairman Planning Board
Nov 9 1959 Chairman Board Selectmen
Nov 9 1959 Selectman
Nov 9 1959 Selectman
NOTES:
1. NUMBERS IN CIRCLES ARE HOUSE NUMBERS.
2. AREA OF TRACT NOT INCL. PARCEL 'A' 13.2 ACRES
3. ALL DIRECTIONS ARE BASED ON MAGNETIC MERIDIAN.
JOHN K. SEAVEY
VAUGHN R. SYLVESTER
PHILIP T. AND LUELLA S. BOOTHBY
HARRY F. AND NELLIE M. CARTER
POST ROAD
PARCEL 'A'
LOT No. 1
LOT No. 2
LOT No. 3
RADIUS 20.00 ARC 32.57 FT
RADIUS 20.00 ARC 30.26 FT
RADIUS 20.00 ARC 31.41 FT
N 9°47'-30" W 1008.00 FT.
S 38°38" W 434.24 FT.

Printed from Internet for on 4/25/2013

Printed from Internet for on 4/24/2013

SUBDIVISION OF LAND
FOR
FORACE AND THELMA TARR
IN
NORTH HAMPTON, N. H.

SCALE: 1"=50' SEPTEMBER 1973
PARKER SURVEY ASSOC., INC.
SEABROOK, N.H.

This print is given as a representation of the survey. The survey remains the property of the surveyor and reproduction of this print is prohibited except by permission of the surveyor. Additions or changes made in a continuous updating process may render the survey or for the latest revision before using. The surveyor is not shown. This surveyor is not responsible for unknown projects for which he was not specifically employed and is not responsible for actions or projects entered by any person except the one for whom this print was prepared.

RICHARD E. PARKER, JR. No. 5 REGISTERED LAND SURVEYOR

0 25 50 100 150

FND I.P.
N 09-22-00 W 92.00
NIF C. BLACKDEN R.C.R. 1391-33
S 59-40-20 E 226.23
N 40-33-00 E 525.00

TOTAL AREA:
PARCEL A + PARCEL B
1.4 ACRES±

PARCEL A
NIF L. TAYLOR
R.C.R. 753-260
1.2 ACRES±

NIF W. HART R.C.R. 1446-193
S 33-00 E 250.00
165.45
S 41-08-50 W 202.82
N 65-14-00 W 154.85
SET I.PIN
N 84.55
S 97.60
S 23-30 E 150.00 247.60
S 13-46-30 W 146.53
S 41-14-30 W 88.07
SET I.PIN (SEE DETAIL)

PARCEL B
8,200±

FND I.P.
N 07-01-40 W 99.98
N 47-47-50 E 110.00
EXISTING LOT
R.C.R. 1337-436
21,000±
S 41-26-40 W 173.80
FND I.P.
N 50-50-30 W 38.62
N 06-29-00 W 174.84
S 05-43-00 W 126.78
SET HUB
N 05-34-40 W 5.05
N 62-58-10 W
SET HUB
SET HUB

POST ROAD
FERN ROAD

DETAIL (NOT TO SCALE)
S 23-23-30 E
N 51-48-00 W
FND I.P.
0.39
SET I.PIN
247.60
N 47-47-50 E 110.00

LAFAYETTE ROAD
POST ROAD
FERN RD
SOUTH ROAD

SITE PLAN
(NOT TO SCALE)

NOTE:
SEE "TOWN MAP NORTH HAMPTON, N.H. CONDITIONS AS OF APRIL, 1970 EDWARD M. SMITH, SURVEYOR RAYMOND O. HOBBS, ASSISTANT 1940

Approved By
North Hampton Planning Board
Date 9/24/73 W.G.H.

SEP 27 3 51 PM '73
RECD ROCKINGHAM COUNTY REGISTRY OF DEEDS

B-3990

1603

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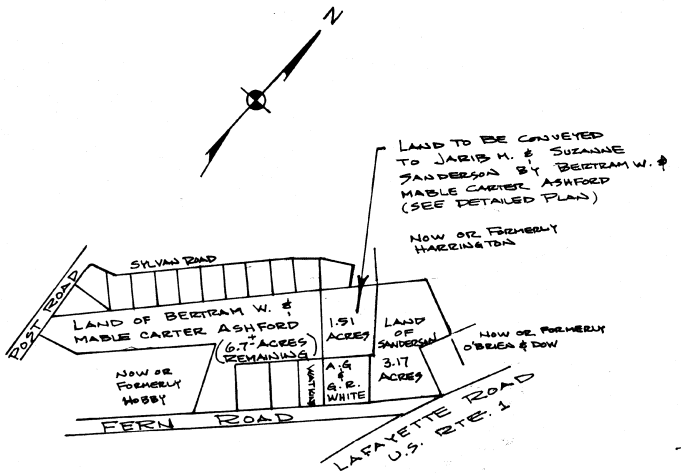
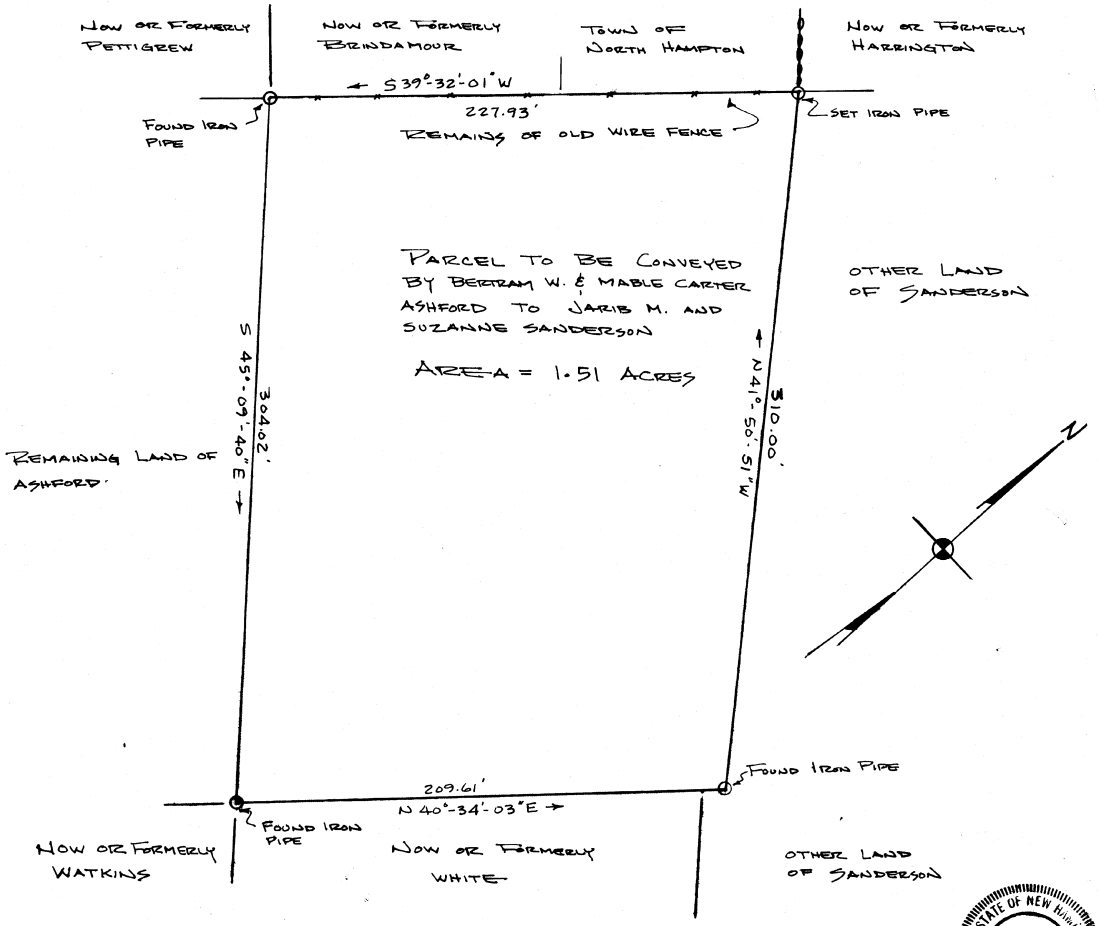
AUG 18 9 20 AM '79 26061


N
LAND TO BE CONVEYED TO JARIB M. & SUZANNE SANDERSON BY BERTRAM W. & MABLE CARTER ASHFORD (SEE DETAILED PLAN)
NOW OR FORMERLY HARRINGTON
SYLVAN ROAD
POST ROAD
LAND OF BERTRAM W. & MABLE CARTER ASHFORD
(6.7± ACRES REMAINING)
1.51 ACRES
LAND OF SANDERSON
NOW OR FORMERLY O'BRIEN & DOW
NOW OR FORMERLY HOBBY
WATKINS
A.G. & G.R. WHITE
3.17 ACRES
FERN ROAD
LAFAYETTE ROAD U.S. RTE. 1

SITE LOCATION PLAN
SCALE 1" = 400'±



DETAIL PLAN OF LAND TO BE CONVEYED FROM ASHFORD TO SANDERSON
SCALE 1" = 40'

THE STATE OF NEW HAMPSHIRE
RONALD B. MOORES No. 468
REGISTERED LAND SURVEYOR

C-1176

Approved By
North Hampton Planning Board
Date 12/2/71
in accordance with Rockingham County SUPERIOR Court Decree in case #E1176-79 Jarib M. Sanderson, Jr. et al v. Town of North Hampton.

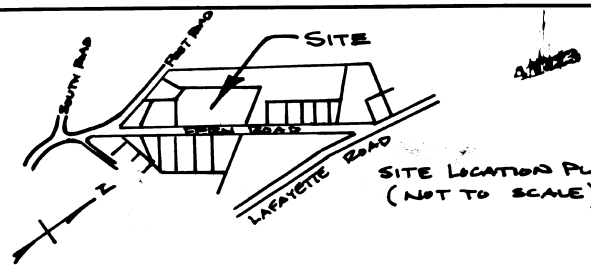
Not Approved By
North Hampton Planning Board
Date 6/7/79

PLAN OF LAND TO BE CONVEYED FROM BERTRAM W. and MABLE CARTER ASHFORD TO JARIB M. and SUZANNE SANDERSON ON FERN ROAD NO. HAMPTON, N.H.

SCALE	BY	DATE
AS NOTED	R.M.	4/30/79

Printed from Internet for on 4/24/2013

Dec 9 11 31 AM '83



SITE LOCATION PLAN
(NOT TO SCALE)

MAG. NORTH 1978

BERTRAM & MABEL ASHFORD

IRON PIPE TO BE SET

STONE WALL

S 41°-10'-35" W 74.71'

S 41°-59'-28" W 212.29'

N 28°-1'-38" W 29.09'

ROBERT & SHERRI RUDY

308.4'

IRON PIPE TO BE SET

92'

PARCEL NO. 1
AREA = 2.30± ACRES

PARCEL NO. 2
AREA = 1.59 ACRES

EXISTING HOME

S 47°-32'-55" E 299.44'

184.82'
N 26°-43'-13" W

STONE WALL

BERTRAM & MABEL ASHFORD

D.C. JOHNSON

220'

108.54'
N 27°-52'-14" W

Approved By
North Hampton Planning Board
Date Dec. 7, 1983
Stanley W. Knowles, Selectman

IRON PIPE TO BE SET

350'

34.24'

140.76'

DRILL HOLE TO BE SET

N 43°-14'-41" E

N 42°-04'-39" E

FERN ROAD

TO LAFAYETTE ROAD

C.W. & J.S. COLBETH | E.M. JEWELL | L.W. & S.G. CUTTS | J.A. STAALENBURG

APPROVED NO. HAMPTON, N.H. PLANNING BOARD

SUBDIVISION OF LAND OF
EDGAR N. and BARBARA D. HOBBY
ON FERN ROAD
NORTH HAMPTON, NEW HAMPSHIRE

SCALE	DATE	BY	
1"=40'	12/4/83	Rm.	

C-12035

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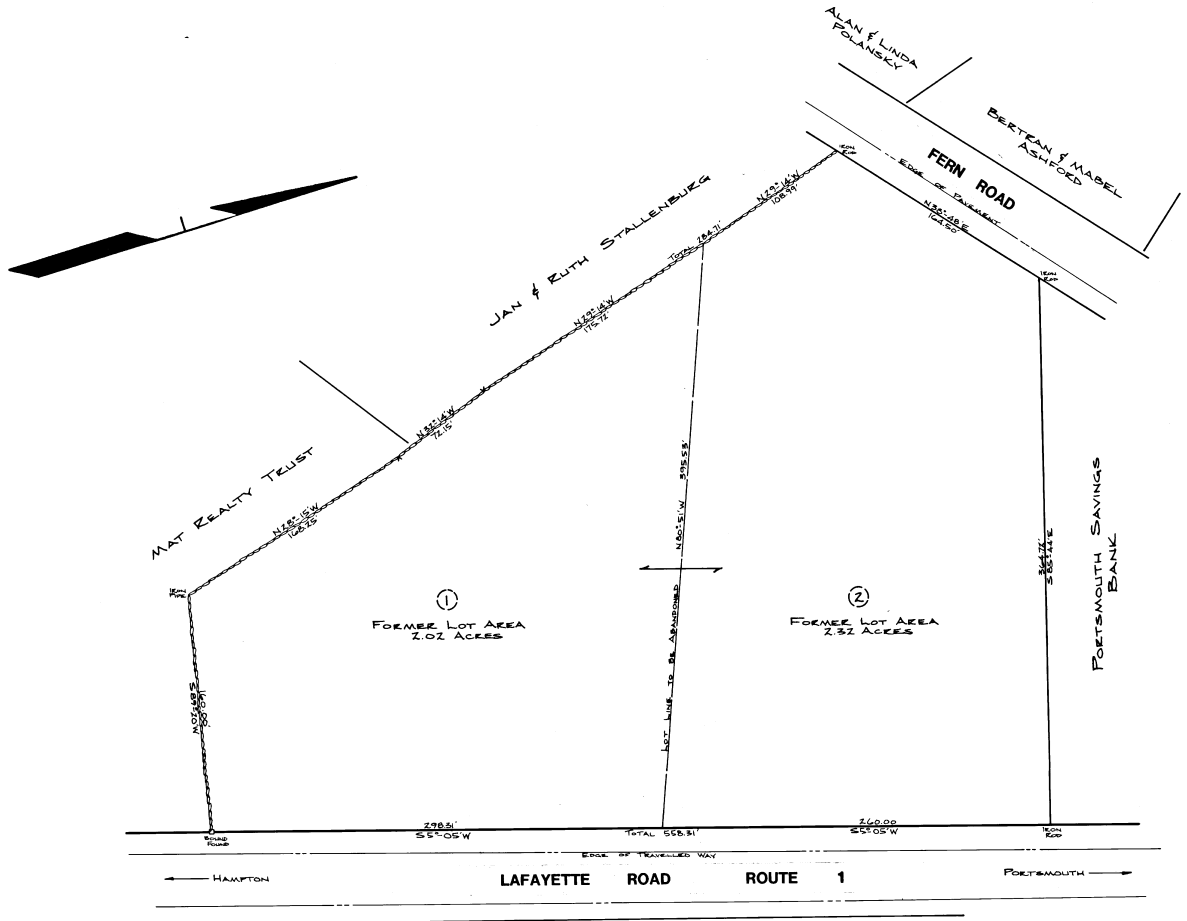
Sep 10 12 14 PM '85 42546



NEW TOTAL LOT AREA = 4.34 ACRES

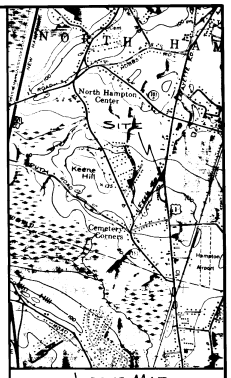
Approved By
th Hampton Planning Board
Date June 3, 1985
Donald P. Lamonde

APPROVED FOR RECORD

CHAIRMAN: NORTH HAMPTON PLANNING BOARD - DATE

D-14049

0 10 20 40 80 120 160
DISTANCE IN FEET



LOCUS MAP

REFERENCE PLAN: "PLAN OF LOTS (CORRECTED) FOR CLARK FORD SALES" BY TOWN PLANNING & ENGINEERING ASSOC. INC. DATED OCT 30, 1979.

No. 526 BARRY W. KIMBALL SIGNATURE
STATE OF NEW HAMPSHIRE LAND SURVEYOR

THE STATE OF NEW HAMPSHIRE BARRY WILSHIRE KIMBALL NO. 526 REGISTERED PROFESSIONAL ENGINEER

KIMBALL CHASE
company, inc.

40 Bridge Street
Portsmouth
New Hampshire 03801
603-431-2520

Civil
Environmental
Engineers

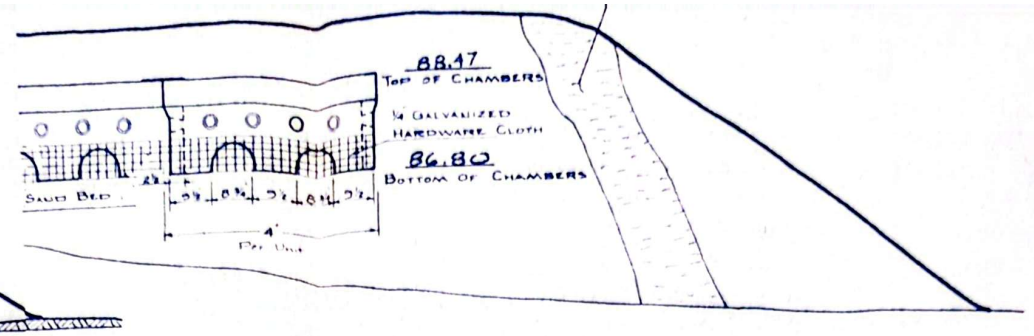
LOT LINE REVISION
IN
NORTH HAMPTON, N.H.

DESIGNED BY
DRAWN BY MAG
APPROVED BY
DATE 3-14-85

FOR
LAMONDE INC.
OF
NORTH HAMPTON, N.H.

SCALE 1 inch = 40 feet

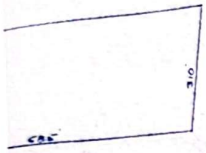
PROJECT NO. 84-697.
SHEET NO. 1 of 1



3:1 Slope

Remove topsoil before placing fill. Material to be the same as original soil

Soil Type Wc
Rockingham County
Sils Book Page 35



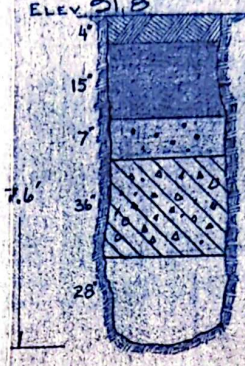
Percolation Test Data

Date Conducted: 10/22/75
Results: Less than 3 Min In Gravel
4½ Min In Bright Brn Loam

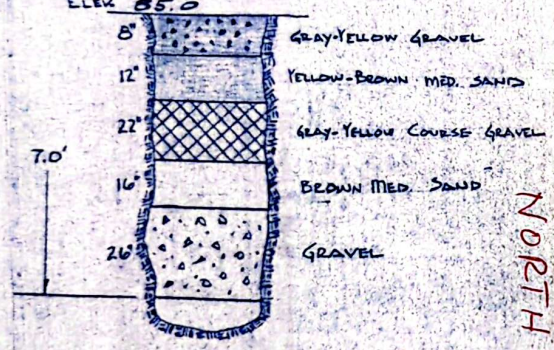
Leached Requirements

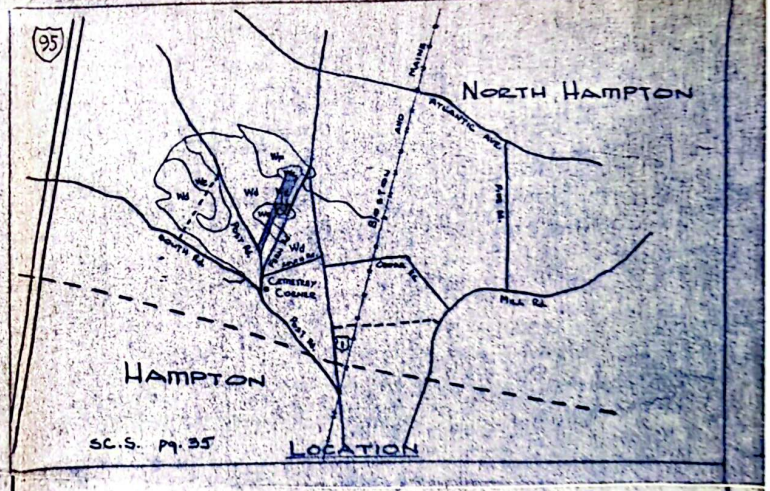
Perc Rate: 5 Min Design
Area Req'd/Bedroom: 125 Sq Ft
Number of Bedrooms: 3
Bed Area Required: 375 Sq Ft
Chamber Area: 16' x 20' = 320 Sq Ft

Test Pits ⊕ 10/22/75 #1



Test Pit ⊠ 11/22/75 #2





REVIEWED AND APPROVED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE
NEW HAMPSHIRE
WATER SUPPLY & POLLUTION
CONTROL COMMISSION
Signed Thomas C. Andrews
Date 11-12-75

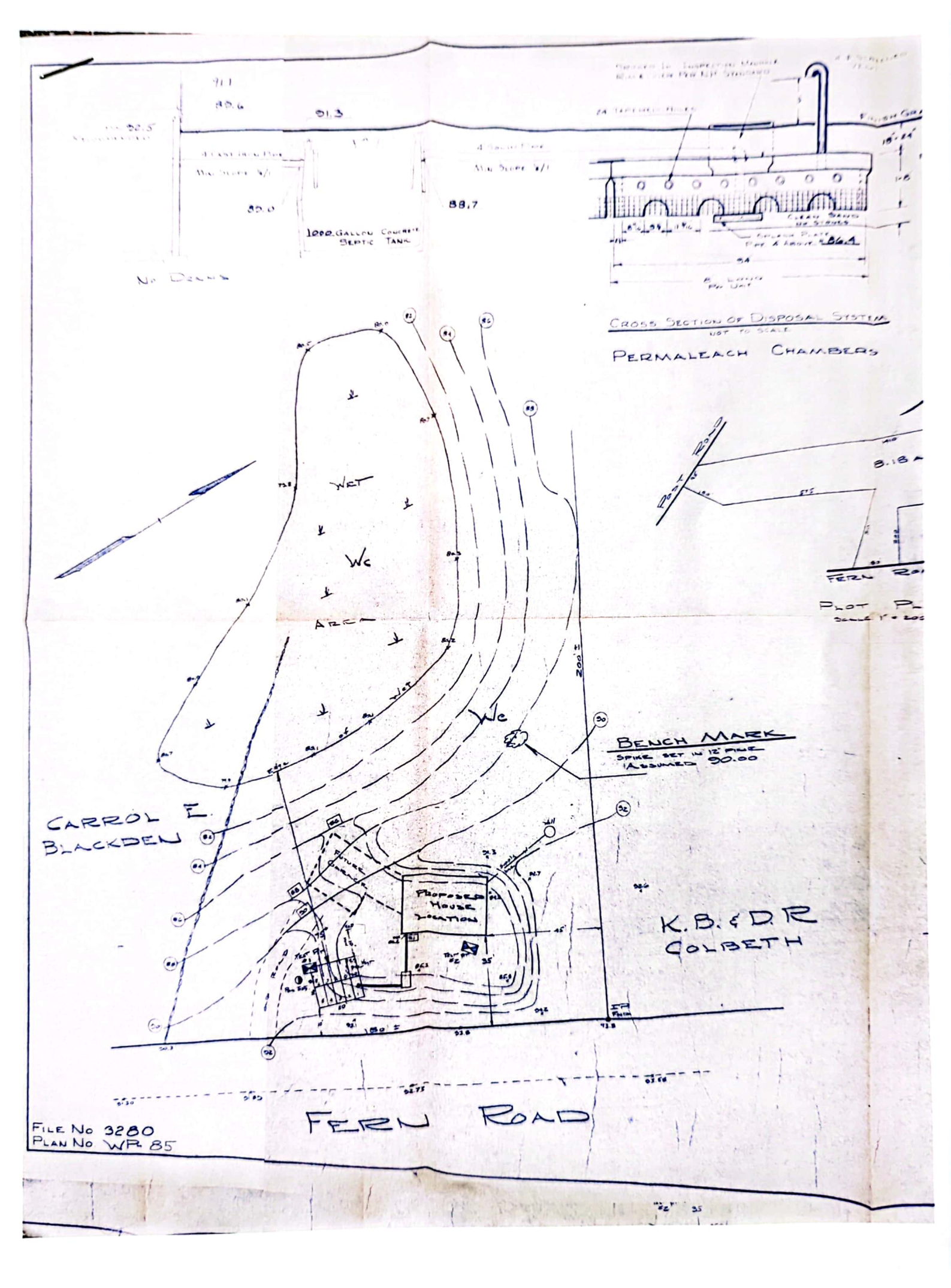
THE STATE OF NEW HAMPSHIRE
ROBERT O. DURGIN
No. 1546
REGISTERED
PROFESSIONAL ENGINEER

Sketch of Land
Showing Proposed Septic System Layout
North Hampton N.H.
For
Mr. Bertram Ashford

Scale 1 Inch = 20 Feet
October 1975

John W. Durgin
Civil Engineer

North Hampton
S1207


91.1
89.6
91.3
88.5
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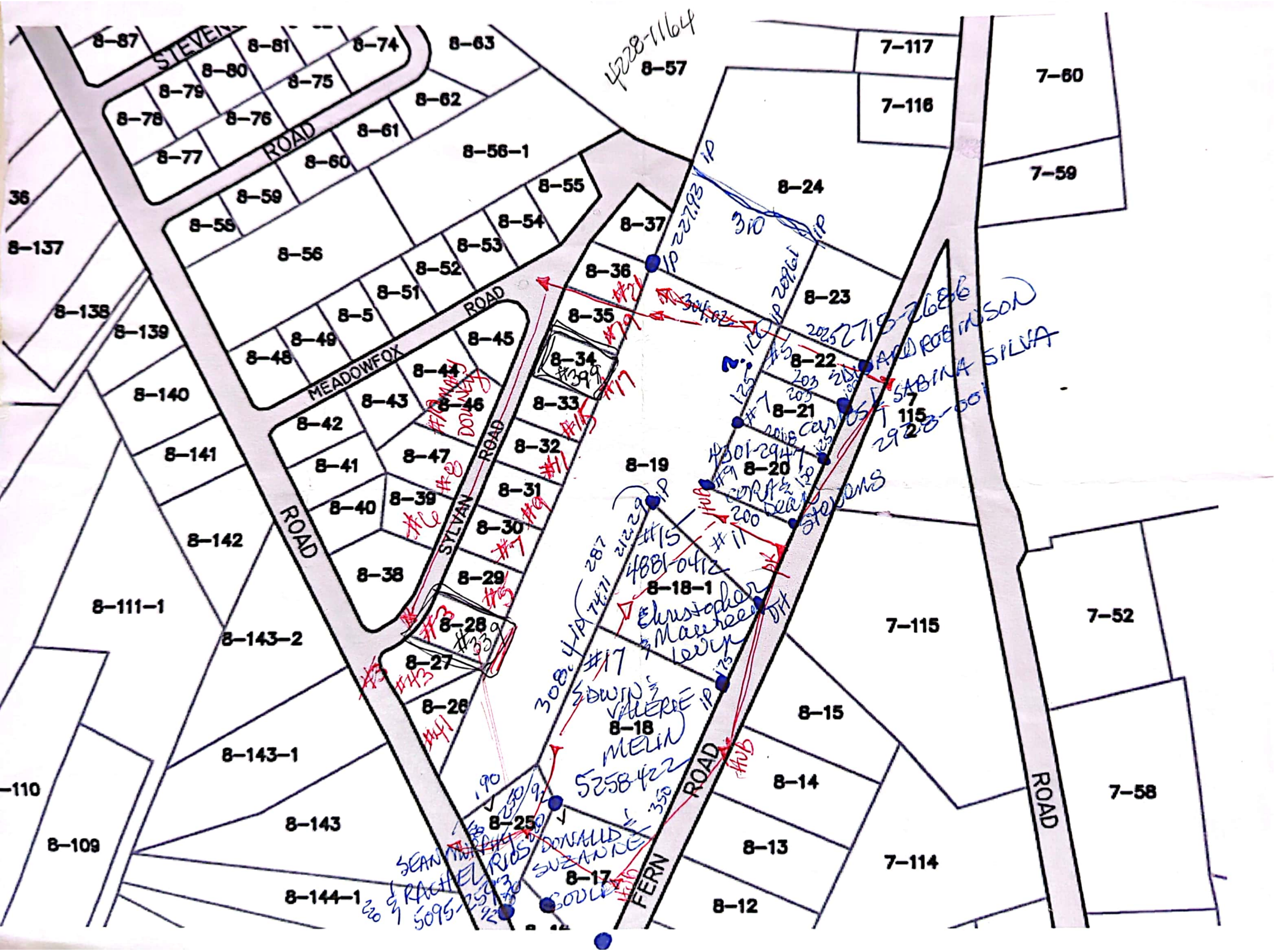
88.7
1000 Gallon Concrete Septic Tank
No Decks
Cross Section of Disposal System
not to scale
Permaleach Chambers
Wet
Wc
Area
Wc
Bench Mark
Spike set in 12" pine
Assumed 90.00
Carrol E. Blackden
Proposed House Location
K.B. & D.R. Colbeth
Fern Road
File No 3280
Plan No WR 85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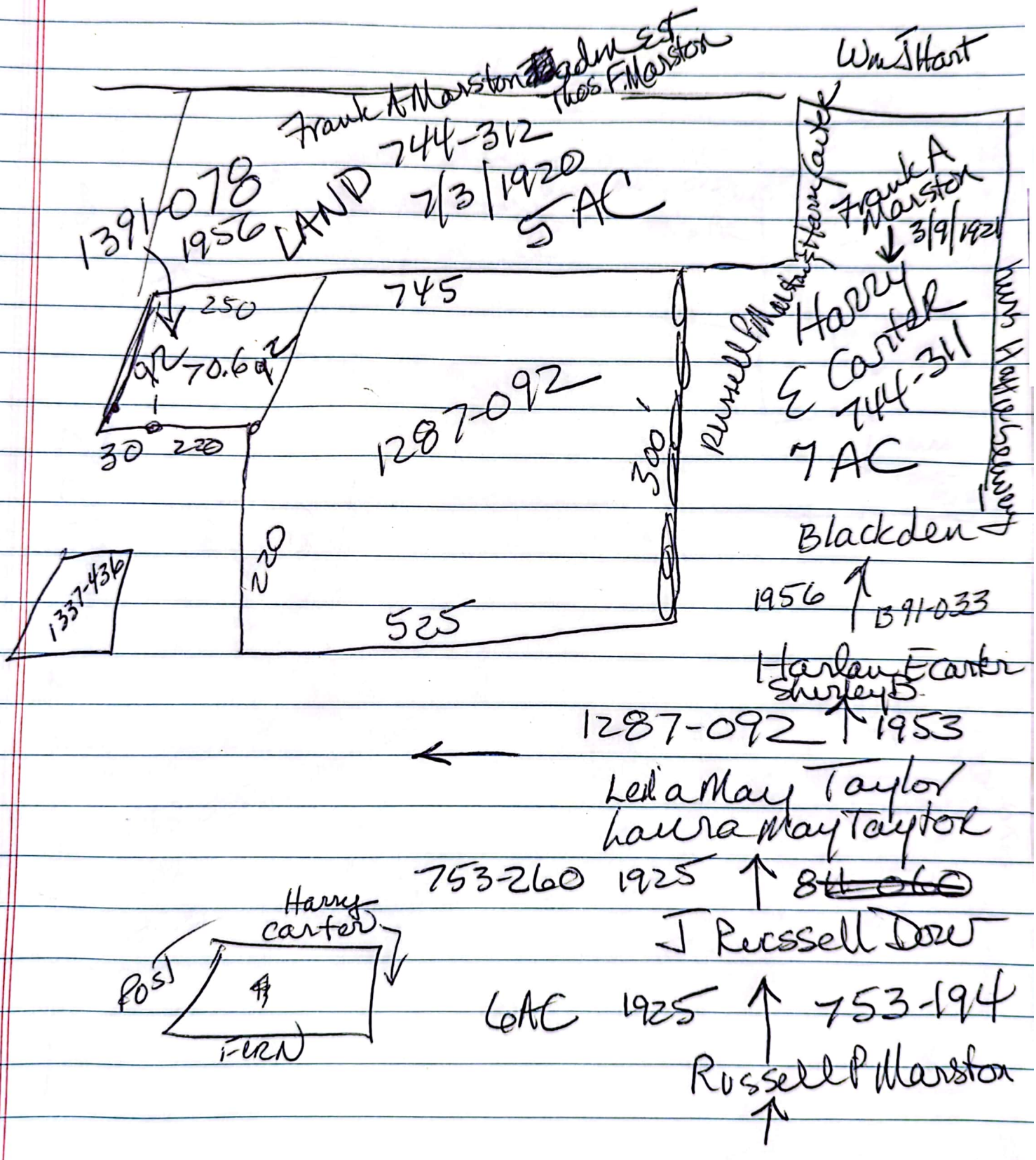
Frank A Marston
Thos F. Marston
Wm J Hart
744-312
7/3/1920
5 AC
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Frank A Marston
3/9/1921
Harry E Carter
744-311
7 AC
Blackden
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B 91-033
Harlan E Carter
Shirley B.
1953
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Lelia May Taylor
Laura May Taylor
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1925
J Russell Dow
6AC
1925
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Russell P Marston
Harry carter
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ATLANTIC AVENUE
GRANDVIEW ROAD
HOWARD ROAD
FRANCIS C. LEAVITT 12.45 A.
RALPH B. SEAVEY 9.01 A.
E.D.B.C.A. STEVENS 8.82 A.
C.B.B.L. BOUSQUIN 1.96 A.
E.D.B.C.A. STEVENS 5.0 A.
PAUL HOBBS 2.25 A.
JAMES F. LEAVITT 4.41 A.
MADGE C. DURKEE 0.8 A.
W.C. BRADLEY 0.8 A.
VR.B.B.V. SEAVEY 1.92 A.
5.45 A. PRISCILLA LEAVITT
K.S.& L.E. ELLINGWOOD
K.S.& L.E. ELLINGWOOD
KENNETH S. & LUCILLE E. ELLINGWOOD 3.4 A.
ROBERT DANIELS 1.1 A.
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5.79A.
E. STEVENS, INC. 4.88 A.
CHARLES E. FILLEY 4.53 A.
G.P. SEAVEY & F.S. WRIGHT 4.60A
LINWOOD W. TAYLOR 5.10A.
G. CLIFTON SEAVEY 4.80A
G.B.B.A. SEAVEY 1.75A
P.W. HOBBS 0.93A
NORTH HAMPTON ASSOCIATES INC. 78.0A.
JOHN ELIOPOULOS 3.17 A.
C.B. FORD INC. 6.56 A.
HARRY E. CARTER HEIRS 8.18A.
CAROL L. BLECKLEIN 3.98 A.
GLADYS E. CARTER 4.59A
FRANK S. MC GAW 5.71A.
S.B.A.L. ROGERS 14.27A.
R.E.B.N.T. GRANT 23.6 A.
R.E.B.N.T. GRANT 15.6 A.
R.I.& L.B. GOSS 19.53A
P.B.F.T. GARLAND 4.3 A.
PAGE & FEDORA T. GARLAND 18.36 A.
R.B. SEAVEY 18.89 A.
R.B. SEAVEY 4.70 A.
R.B. SEAVEY 19.89 A.
C.W. & T.N. CARTER 11.25A
MYRA F. HAVEN 4.93 A
NINA B. LAMB 2.48A
NINA B. LAMB
PAULINE L. THOMS 4.35A.
E.A.& T.A. DODSON 3.6A.
P.O. & M.H. HAIRE 2.49A.
ALICE B. PEARSON 11.0 A.
ALICE B. PEARSON 45.18A
STAFFORD & ALICE ROGERS 15.7 A.
FRANK S. MC GAW 23.3 A
A.B. PERKINS & E.H. GEORGE 3.6A.
D.W.B.G.M. ACKERMAN 7.08A.
T.H.B.F.E. GRAVES 3.0A
E.A.& M.A. STEVENS 7.0A
E.A.& M.A. STEVENS 3.0A
JOHN W. ORYSDALE 3.9A
JOHN W. ORYSDALE 1.0A
L.W.& K. MORSE
W.L.& E.K. BIERY 8.7A
WILLIAM F. O'BRIEN 3.0A
HEIRS OF HARRY E. CARTER 2.5A
ANNA M. KETAK 2.2A
ANNA M. KETAK 2.2A
CHAS. F. & T.M. ROWELL 6.36 A.
A.I. HINES 5.79A.
J.R. BRITTON 1.8A.
MORRIS LAMPERT 1.8A.
FOREMOST INVESTMENT CO. INC. 4.2A
ROY E. FOSS 2.27A
HILLSIDE ROAD
STEVENS ROAD
MEADOWBROOK ROAD
SYLVAN ROAD
FERN AVENUE
ELDER AVENUE
GLENDALE ROAD
KIMBERLY DRIVE
HAMPSHIRE DRIVE
SOUTH ROAD
POST ROAD
BOSTON & MAINE RAILROAD
HAMPTON
TOWN BOUND
MONUMENT

LAST WILL AND TESTAMENT

BE IT REMEMBERED that I, RUTH E. CARTER, of North Hampton, County of Rockingham and State of New Hampshire, being of lawful age and of sound and disposing mind and memory, but mindful of the uncertainty of life, do make, publish and declare this to be my Last Will and Testament, hereby revoking all wills, codicils or any other instrument of a testamentary nature heretofore made by me.

FIRST: I direct that all my just debts, funeral and administration expenses be paid as soon after my decease as may be convenient.

SECOND: I give, devise and bequeath to my brother, HARLAN E. CARTER of said North Hampton, my sister, GLADYS E. CARTER of said North Hampton, my sister, MABEL ASHFORD of Portsmouth, New Hampshire, and my sister, DOROTHY COLLINS of Rochester, New Hampshire, my share in the land and buildings, together with the furniture and furnishings therein, situated on Great East Lake in Wakefield, New Hampshire.

THIRD: I give, devise and bequeath to my said brother, HARLAN E. CARTER, my sister, MABEL ASHFORD and my sister, DOROTHY COLLINS, my share in the land that I now own with them in said North Hampton, said land extending from Post Road around to Fern Road in said North Hampton.

FOURTH: I give and bequeath to my nieces and my nephews, my grandnieces and my grandnephews as follows:

(1) To PATRICIA COLLINS TORRES of Conklin, New York, the sum of Four Hundred ($400.00) Dollars, my maple butterfly table and my maple desk.

(2) To WILLIAM HARRY ASHFORD of Portsmouth, New Hampshire, my shares of American Telephone & Telegraph Company stock.

Jacob Sanderson 1983 ← 2466-593 1,51AC C11768 ← Mabel Ashford #56245

Bertram W & Mabel Carter Ashford 2254-1907 ← 1 TRACT ONLY

1950-398 → Ruth E Carter, Harlan E Carter, Dorothy Carter Collins, Mabel Carter Ashford

#47650 #44955

PLOSKI ← GLADYS EXEC PROBATE 1841-449

Harry E & Nellie M Carter

2 TRACTS

1002-354

Vaughan R Sylvester 1296-275 (conservatory) 1953 ← 1072-256 DD 7/15/46 RD 1/18/47 2.64AC

Elsie E Huth 1002-353 2 TRACT

Harry E. Carter ← 1296-272 CONFIRM BY THOSE

744-312 DD 7/3/20 RD 4/18/21 5AC → Frank A Marston

744-311 DD 3/9/21 RD 4/18/2 7AC → Frank A Marsto

BE IT KNOWN that I, Bertram W. Ashford, of Portsmouth in the County of Rockingham and State of New Hampshire, being of sound and disposing mind, do hereby make, publish and declare this my last will and testament, hereby revoking any and all former wills and testaments by me made.

FIRST: I direct my executrix or executor hereinafter named to pay all my just debts and funeral expenses as soon as may be after my decease.

SECOND: All the rest, residue and remainder of my estate, whether real, personal or mixed and wherever situated, I give, devise and bequeath to my wife, Mabel L. Ashford. If my said wife, Mabel L. Ashford, shall predecease me or die simultaneously with me, then I give, devise and bequeath said rest, residue and remainder of my said estate in equal shares to my children, William H., Brenda L., Wayne D. and Brian W. Ashford. If any of my said children shall predecease me, then I direct that his or her share shall be divided among my surviving children.

THIRD: I hereby constitute and appoint my wife, Mabel L. Ashford, executrix of this my last will and testament. If my said wife shall predecease me or for any reason shall be unable to act, then I appoint my son, William H. Ashford, executor of this my last will and testament.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of June, 1970.

Signed, sealed, published and declared by the above named Bertram W. Ashford as and for his last will and testament in the presence of us who have, at his request, and in his presence, and in the presence of each other subscribed as witnesses.

Bertram W Ashford

Anya H Andrews

Christine J Richmond

Thomas E. Flynn

9/20/72

#56245

0318 JUL 15'08 AM 8:58

STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS. PROBATE COURT

THE ESTATE OF MABEL LOUISE ASHFORD
DOCKET NUMBER: **2008-0265**

INVENTORY – ATTACHMENT 1

REAL ESTATE

11 Fern Road
North Hampton, NH 03862 $380,000.00

Rockingham County Registry of Deeds
Recorded April 14, 1976 – Book 2254, Page 1907

697 Canal Road
(Sanbornville) Wakefield, NH
(20% interest as Tenant in Common) $ 64,000.00

Carroll County Registry of Deeds
Recorded March 28, 1988 – Book 1313, Page 446

Total $444,000.00

I, Dorothy C. Collins of Barrington, County of Strafford and State of New Hampshire, do hereby revoke all prior wills by me made and do make, publish and declare my Last Will and Testament to be as follows:

1st: I direct my Executor hereinafter named, to pay all of my just debts and funeral expenses.

2nd: If I am survived by my husband Ralph A. Collins, I make no provision for my children and I give, bequeath and devise all the rest, residue and remainder of my estate, real, personal and mixed, wherever found and however situate, including property over which I may have the power of appointment or disposition to the said Ralph A. Collins, to him and his heirs and assigns forever.

3rd: If I am not survived by my husband Ralph A. Collins, I give, bequeath and devise all the rest, residue and remainder of my estate, real, personal and mixed, wherever found and however situate, including property over which I may have the power of appointment or disposition in equal shares to my children, Patricia Anne Torres; Douglas Lee Collins and Peter Ralph Collins; to them, their heirs and assigns forever.

4th: I nominate and appoint Ralph A. Collins of Barrington, New Hampshire, as Executor of this, my Last Will and Testament. In the event I am not survived by the said Ralph A. Collins, or in the event he is unable or unwilling to serve, I nominate and appoint Patricia Anne Torres as alternate Executrix. I request that no bond shall be required of either, except insofar as may be required by law.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of November, 1989

Tocky B.

From: "Tocky B." <stockton@ttlc.net>
To: "William Ashford" <witchtrot@yahoo.com>
Cc: "Brian Ashford" <bwashford@gmail.com>; <bunnyn@comcast.net>
Sent: Tuesday, May 28, 2013 1:10 PM
Subject: Re: problem with survey

No, Bill... the problem is not with the survey, it is with your title.
There were two tracts that made up your land and one of them was left out of the deed description in 1976 (Book 2254 Page 1907) and again in 2010 (Book 5118 Page 2041).
The good news is that I think that there are already two separate lots of record as of 1920 (Book 744 Page 311 and Book 744 Page 312). The bad news is that you won't be able to sell the land on Post Road without fixing the problem (in my opinion, of course).
I'm going to look at the probate information for Ruth, Mabel, Dorothy, and Harlan, who were the last people to receive an actual deed (Book 1950 Page 398) to the piece in question before I contact Al Cassasa. I should know a little more then.
Tocky

----- Original Message -----

From: William Ashford
To: Tocky B.
Sent: Monday, May 27, 2013 3:58 PM
Subject: problem with survey

Hi Tocky, Happy Holiday. Bunny said you have a problem with the survey. Is it the same one you mentioned on the deck? I believe it was a decrepency of six feet at the northern end of the Post Road leg. Or is it some other area? Can you give mw the details? Thank you, Bill

-15

LAST WILL AND TESTAMENT

OF

HARLAN E. CARTER

BE IT REMEMBERED that I, HARLAN E. CARTER, of North Hampton, County of Rockingham and State of New Hampshire, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all wills and codicils by me heretofore made.

FIRST: I direct that all my just debts, funeral and administration expenses be paid as soon after my decease as may be practicable.

SECOND: I give, devise and bequeath all of my estate, whether real, personal or mixed, of whatever nature and wherever situate, including any property over which at the time of my decease I have the power of appointment or disposition, to my wife, SHIRLEY B. CARTER, if she survives me.

E.C. 13/95

THIRD: I intentionally omit from this my Last Will and Testament my son, PAUL T. CARTER, of Concord, New Hampshire and my son, HARLAN E. CARTER, JR., of San Mateo, California.

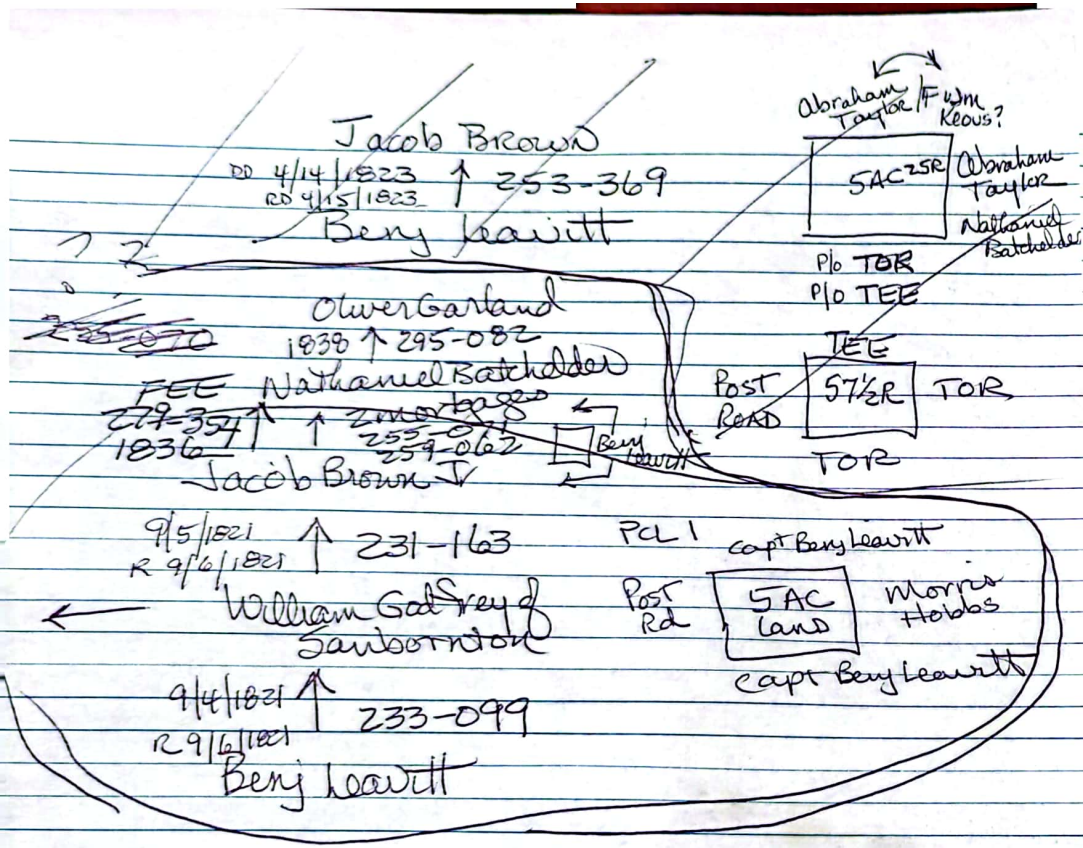
FOURTH: If my said wife, SHIRLEY B. CARTER, predeceases me, then I give, devise and bequeath all of my said estate as follows:

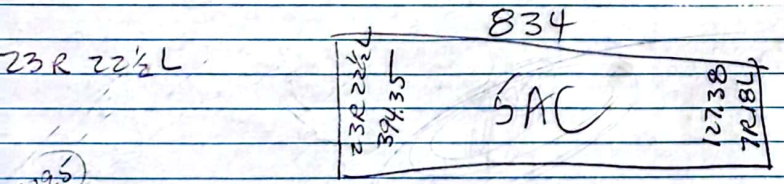
A. Twenty (20%) percent to my daughter SONJA CARTER HARTL of Sebastopol, California, if she survives me.

B. Twenty (20%) percent to my daughter, BEVERLY ANN CARTER TEICHS of Norfolk, Virginia, if she survives me.

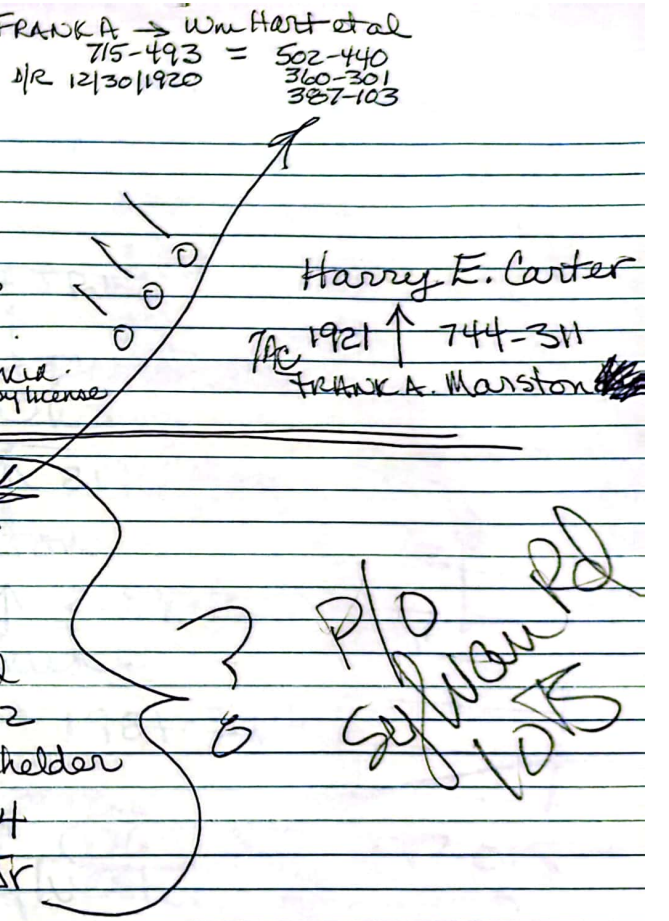
C. Twenty (20%) percent to my daughter SHERRI CARTER THAYER of Fairfax, Vermont, if she survives me.

Will dated 1995 ~~[illegible]~~ signed by Al Casassa Attorney for Fiduciaries


Jacob Brown
DD 4/14/1823
RD 4/15/1823
↑ 253-369
Benj Leavitt
Oliver Garland
1838 ↑ 295-082
Nathaniel Batchelder
FEE
279-354
1836
Jacob Brown
Abraham Taylor / Wm Keous?
5AC 25R
Abraham Taylor
Nathaniel Batchelder
P/o TOR
P/o TEE
TEE
Post Road
57½R
TOR
TOR
9/5/1821
R 9/6/1821
↑ 231-163
William Godfrey of Sanbornton
9/4/1821
R 9/6/1821
↑ 233-099
Benj Leavitt
PCL 1
Capt Benj Leavitt
Post Rd
5AC Land
Morrill Hobbs
Capt Benj Leavitt


834
5AC
23R 22½L
37½ 35
127.38 TRIBL

379.5


FRANK A → Wm Hart et al
715-493 = 502-440
360-301
387-103
D/R 12/30/1920
Harry E Carter
8/3/20
1920 ↑ 744-312
Frank A Marston admr. by license
Thos F Marston
1884 ↑ 502-440
Thos L. Marston
1848 ↑ 332-103
Oliver Garland
1838 ↑ 295-082
Nathaniel Bachelder
1836 ↑ 279-354
Jacob Brown Jr
Harry E. Carter
1921 ↑ 744-311
FRANK A. Marston
P/O
SUNOWR
1DS

MAP 8 L 23

Jeffrey D Patton
↑ 4636-1333

3879-2384

3704-1735

Jarrod J Patten
2001 ↑ 3577-0036

~~Carl Eugene Patton~~
White
↑ 2196-1011

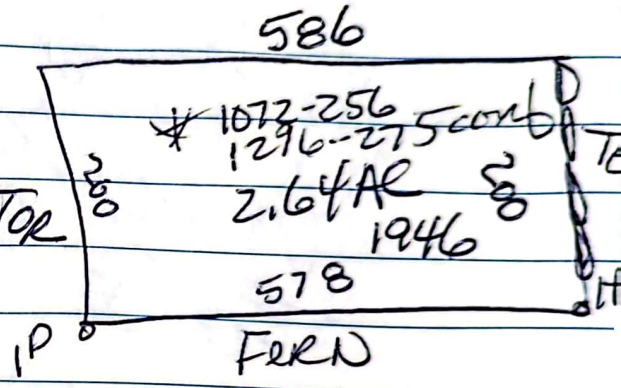
Patton
↑ 2097-265

Seluke
1969 ↑ 1981-344

Krom
~~1969~~ ↑ 1765-365

Sylvester

1347-015 *
1946
1072-256
Harry Carter



8-24
7-118

PROBATE

HARLAN CARTER
Exec/Admin Shirley B
Atty Al Casassa

Wayne died 2004 NO WILL Beneficiary Mabel Brian exec/adm Atty McKittrick

Mabel Ashford
Brian exec/adm atty McKittrick

94-0011 Dorothy Collins Strafford County
A 25430

Ruth Carter Wills all her share in land from Post Road to Fern Road to Harlan, Mabel, Dorothy Collins

Gladys Carter pre-deceased Ruth so Harlan was exec
(Julia Brown (Hampton) atty for Gladys)

Mabel - all real property to Kids